

Comment	Topic
CDC SPD	<i>In relation to the Cherwell Residential Design Guide SPD 2018, officer comments that 'whilst the submission makes reference to this document as a material consideration, there appears to be no further to be no further reference to the Design Guide in the Design and Access Statement and therefore how the masterplan and design have evolved having regard to its requirements and advice.</i>
DAS update page reference	Notes
10	Updated text explaining the purpose of the CDC Residential Design Guide SPD
12	New page summarising Cherwell District character areas, updated design cue as per page 29
13	Updated text to contextual analysis with text derived from SPD. Notes that the site is within Cherwell District but also borders Woodstock, which is not within Cherwell District but is covered in the SPD and therefore is appropriate as a character analysis piece
21	Updated text stating townscape analysis focusses on local context of Woodstock (and Park View) with direct reference to SPD
28	Updated text stating that the District setting is important and that the design should respond to the character area analysis on page 12
29	Summary table updated as per page 12
31	Updated text referencing SPD and the importance of understanding the site
44-46	New pages on masterplan refinement and evolution, as per SPD guidance
47	Updated concept framework plan to illustrate evolution of the design, as per SPD guidance
49	Updated illustrative masterplan to illustrate changes in typology, scale, density and character across the built form, as per guidance in SPD
56	Updated urban principles with references (as per SPD) to block form, typologies, street hierarchy and character
57	Added new page on block form and use of perimeter blocks as per SPD guidance
58	Added new page on typologies and materials as per SPD guidance
72, 73	Updated character strategy to include importance of formal and informal areas as per SPD guidance.

Comment	Topic
Relation-ship with Woodstock	<i>Having regard to the relationship of the proposed development with the built up area of Woodstock, further explanation is required here in terms of sense of place, community and easy access to Woodstock without choosing to use the car. OCC adopted Residential Streets Design Guide is relevant here.</i>
DAS update page reference	Notes
56	Updated urban principles with reference to character
68	Updated text with reference to OCC Residential Streets Design Guide (includes increased verge width for tree planting etc)
71	Added new page to highlight sustainable connections to Woodstock and Park View. Focusses on active travel links and illustrates the key routes and points of access to/from the masterplan
72, 73	Updated character strategy to including character, formality, sense of community
76	Added reference to sustainable connections to Park View Woodstock from the site.

Comment	Topic
Typologies and materials	<i>There is no mention of house typologies and materials. These must be considered as part of the Design and Access Statement to include gable spans which should be narrow with steeply pitched roofs to reflect traditional local vernacular. The extensive use of nature limestone would also be expected, the adopted Residential Design Guide SPD 2018 seeks 60% of dwellings in rural areas to be constructed in natural stone under a slate roof.</i>
DAS update page reference	Notes
24	Updated Park View text to reference typology percentage and large scale, with use of steep roof pitches, along with potential points of connection to masterplan area
58	New page on typologies and predominant typology form, use of gable spans, as per SPD guidance and text/images of proposed materials, with use of natural stone.

Item	Topic
Building heights and density	<p><i>It is noted that the heights of buildings generally within Woodstock are two storey but that some development around the central square is proposed up to 3 storey. Having regard to the relationship of this site within Woodstock and the open countryside, it is also considered that a density of 42dph within this central area would be out of keeping with the locality and open countryside and may also adversely impact on the setting of the World Heritage Site. There is no development of this scale within the vicinity of the site. If development was to be considered acceptable on this site it should not exceed 2 storey (8.5m) with occasional 2.5 storey marker buildings.</i></p> <p><i>Linda Griffiths subsequently advised in correspondence in dated 31/10/22: "In terms of building heights, you have not stated what they are at Park View, however, I consider that this site is quite different to Park View in terms of its relationship with Woodstock, existing built development and the open countryside. I therefore remain of the opinion that dwellings should not exceed 2 storey (8.5m) in height with the OCCASIONAL 2.5 storey as a marker building to aid legibility. In terms of density, as above, this site is not a direct comparison to Park View."</i></p>
DAS update page reference	Notes
22	As per CDC Residential Design Guide SPD guidance, contextual analysis includes Park View, as this is the most immediate urban neighbour to the site. Text updated to state that density is high in the core of Park View and that unit height across the Park View site is significant, even 2 storey units can be up to 12m height
25	Existing building heights page updated. Text states that building height and storeys increase at Park View gradually towards the core, which becomes a design cue. Plan illustrates the significant building heights at Park View. Plan also illustrates that many of the existing 2 storey surrounding buildings (not at Park View) are between 9-10m in height. Summarises that 9-10m for 2 storey homes and 11.5m for 3 storey is consistent with the area and is also a stepping down in height from Park View, where some 2 storey units are 12m high
28	Text updated to highlight scale of Park View homes (significant), with heights increasing to its core
29	Updated design cues with reasons for proposed building heights and density
55	Updated text in relation to surrounding building heights and density. References that CDC Residential Design Guide SPD expects residential density of between 30dph and 40dph. The average density of the masterplan is 34dph.