



BLENHHEIM ESTATE

HOMES

Land East of Park View Woodstock

Environmental Statement
Main Report

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NTS

Non-technical
summary

Non-technical summary

Introduction

- NTS.1 Blenheim Estate Homes is applying to Cherwell District Council for outline planning permission for development at Land East of Park View, Woodstock, including up to 500 dwellings, commercial floorspace and public open space. Figure NTS.1 shows the location of the site in relation to the south eastern edge of Woodstock and the application boundary.
- NTS.2 This outline planning application is submitted mainly on a like-for-like basis to the previously withdrawn outline planning application 22/01715/FUL, which was submitted in June 2022, updated in January 2023 in response to officer and consultee comments, and withdrawn in July 2023. The resubmission of this application is now considered to be appropriate in the context of Cherwell's latest housing land supply position, and in light of the allocation of the site within the draft Regulation 19 local plan.
- NTS.3 Reflecting the time that has passed, this new outline planning application has been updated to reflect the latest survey and technical work where required. In addition, there has been a small design update, with the inclusion of commercial space in the centre of the proposed scheme, next to the community square, as well as additional woodland planting.
- NTS.4 An environmental impact assessment (EIA) was needed because of the potential for significant environmental effects. An environmental statement (ES) has been prepared to report the findings and its key elements are summarised in this non-technical summary.

The proposed development site

- NTS.5 The 48.8 hectare⁽¹⁾ site lies to the south east of Woodstock along the A44 Oxford Road (figure NTS.1). It consists of a large arable agricultural field, with a line of woodland along its northern and eastern edges and hedgerows along its southern and western edges. The site slopes gently from the north west to the south east. There are no public rights of way on the site.
- NTS.6 The site is bordered to the south by the A44 Oxford Road, beyond which are Campsfield Wood and the Blenheim Palace Lodge Retreat holiday lodges. The Bladon roundabout, where the A44 meets the A4095, lies at the site's southern corner. Just to the north east of this is the Woodstock Boarding Cattery. The A4095 Upper Campsfield Road runs along the site's eastern edge, beyond which are several residential properties and London Oxford Airport. Shipton Road runs along the site's northern edge, beyond which are buildings associated with Perdiswell Farm. The ongoing Park View development is under construction to the west of the site, beyond which is the main residential area of Woodstock.
- NTS.7 The Blenheim Villa scheduled monument, the buried remains of a Roman villa and associated field system, lies in the south west of the site (figure NTS.2). Blenheim Palace World Heritage Site and grade I registered park and garden lies around 33 m to the south west of the site at its nearest point. Bladon conservation area is around 605 m to the south west of the site,

¹ One hectare is 10,000 square metres – around the size of Trafalgar Square in London.

while Woodstock conservation area is around 810 m to the north west. Blenheim Park Site of Special Scientific Interest lies within part of the world heritage site, around 1.4 km to the west of the site.

The proposed development

Land use

- NTS.8 Figure NTS.3a shows the proposed land uses on the site. The proposed residential development will provide up to 500 dwellings, 35% of which will be affordable housing. A 0.44 hectare area of use class E (commercial, business and service) development with residential properties above is proposed next to the main road through the development. While the exact uses in this area have not been confirmed at this stage, for the purposes of the EIA it has been assumed that these could include a 100-place nursery, a small retail unit and / or a GP surgery.
- NTS.9 It is proposed that the west, south and north eastern corner of the site will become public open space. A total of 32.72 hectares of open space will be provided across the site, including children's play areas. These will be spread around the site and will include playgrounds with equipment and informal natural playspaces. In addition, 0.48 hectares of allotments and a community garden will be provided in the north east of the site. A small community square will be provided for local events.

Landscape

- NTS.10 Figure NTS.3b shows the areas of existing trees and hedgerows that will be retained as part of the proposed development, together with proposed planting. The existing areas of woodland, trees and hedgerows on site will largely be retained, apart from 0.49 hectares of woodland along the eastern boundary that will need to be removed for the new access roundabout. In addition, around 35 m of the boundary hedgerows will need to be removed for the western road link through to Cowells Road in Park View, pedestrian links through to Park View, and the pedestrian and cycle access points to the A44 Oxford Road and Bladon roundabout in the site's south western and south eastern corners respectively.
- NTS.11 Around 1.66 hectares of native species woodland planting will be provided across the site. Areas of woodland will be planted next to the new roundabout to replace the trees lost to the junction. In addition, further areas of woodland planting will be provided in blocks along the southern and south western development edges. These will include a range of different sized trees. New native species hedgerow planting will be provided along the south eastern boundary, which will be up to 3 m wide.
- NTS.12 The public open space on site will include amenity greenspace, natural greenspace and parks, as well as the allotments and community garden proposed in the north east of the site. Green corridors are proposed through the residential area to connect the proposed playspaces, allotments and community square to the public open space to the south and west. The corridors will widen to green wedges where they meet the public open space to soften the development edge.

NTS.13 As well as providing a large area of informal public open space, the greenspace in the west and south of the site will preserve the scheduled monument, retain the open semi-rural approach to Woodstock and the world heritage site, and preserve the most important areas of archaeological remains on the site undisturbed.

Building heights

NTS.14 Proposed maximum building heights are shown on figure NTS.3c. The southern and western edges will be up to two storeys high, with a maximum height to ridge of 9 m. Most of the dwellings will be up to two-and-a-half storeys high, with a maximum height to ridge of 10 m. The dwellings around the community square will be up to three storeys high, with a maximum height to ridge of 11.5 m. The use class E / residential area will also be up to three storeys high, with a maximum height to ridge of 12.5 m.

Density

NTS.15 The proposed dwellings will be developed at a range of densities (figure NTS.3d). The southern and western edges will be developed at 27.5 dwellings per hectare, while most of the site will be developed at 34 dwellings per hectare. A higher density area around the community square will be developed at 42 dwellings per hectare.

Access and movement

NTS.16 The access and movement strategy is shown on figure NTS.3e. Two new vehicular access points will be created into the site. The first will be a three-arm roundabout on the A4095 Upper Campsfield Road in the east of the site. The main road will run north west through the site from the roundabout to the western boundary with the neighbouring Park View development, where it will connect to Cowells Road. Between the roundabout and the western edge of the proposed residential area, the road will have a 6.75 m wide carriageway with 2 m wide footways either side and a 2 m wide cycleway on one side. From the western edge of the residential area to Park View, the road will have a 6.7 m wide carriageway with a 3 m wide shared footway / cycleway on one side and a 2 m wide footway on the other.

NTS.17 New 3 m wide hoggin⁽²⁾ shared pedestrian / cycle paths are proposed to connect south eastwards and south westwards from the proposed residential development to the Bladon roundabout and the A44 Oxford Road respectively (see figure NTS.3e). An informal crossing point with dropped kerbing and tactile paving will be provided across the A44 Oxford Road at the site's south western corner. A 3 m wide shared footway / cycleway with a 1 m verge will be provided on the eastern side of the A4095 Upper Campsfield Road from the site access roundabout to the Bladon roundabout. A toucan crossing will be provided across the A4095 Upper Campsfield Road to the south of the site access roundabout to connect this footway / cycleway to the site.

NTS.18 A new 2 m wide circular hoggin path will be created around the edge of the proposed residential area. Additional 2 m wide hoggin paths will run along the site's western and southern edges and connect westwards and

² A mix of clay, gravel and sand that is compacted to form a bound surface.

southwards to the 3 m wide shared paths and pedestrian / cycle accesses into Park View. A mown path will be created through the greenspace in the west of the site. In addition, the following measures are proposed to improve pedestrian and cycle accessibility to the site:

- 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 and places of interest
- 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

NTS.19 The nearest bus stops to the site are on the A44 Woodstock Road, immediately to the south east of the Bladon roundabout, and on the A44 Oxford Road, at the site access to Park View. The pedestrian / cycle connections to the Bladon roundabout and the A44 Oxford Road discussed above will enable pedestrians and cyclists from the proposed development to access the existing bus services that run along the A44. The main road through the site will be suitable for use by buses.

NTS.20 The length of the two-lane approach on the A4095 Upper Campsfield Road arm of the Bladon roundabout will be increased. The existing island on the A4095 Upper Campsfield Road will be extended to accommodate a staggered toucan crossing, which will connect into the 3 m wide shared 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.

Services

NTS.21 The proposed surface water drainage strategy has been designed in accordance with best practice guidance to minimise the risk of flooding and pollution of surface water and groundwater. Surface water runoff from the proposed development will be controlled through a number of measures, including swales, soakaways and basins. This will ensure that there will be no increase in runoff rates as a result of the proposed development. Combined with additional measures, such as permeable paving and catchpits, the drainage system will also maintain water quality and prevent pollution of the water environment.

NTS.22 It is envisaged that wastewater from the proposed development will be discharged by gravity to a new wastewater pumping station that will be provided in the east of the site. There are two options for the final treatment of the wastewater. The first is for the flows to be pumped along a new rising main that would be installed along the site's eastern and northern boundaries and that would run north west from the site, through the north of the Park View site, to connect to an existing foul sewer in Shipton Road. This eventually discharges to Woodstock Sewage Treatment Works.

NTS.23 The second option is for the flows to be pumped along a new rising main that would be installed along the site's eastern boundary and that would run

south of the site to connect to an existing foul sewer in Bladon Road, which eventually discharges to Church Hanborough Sewage Treatment Works. Thames Water has advised that off-site reinforcement will be needed to serve the proposed development whichever option is chosen. The extent of the reinforcement works required and the final option chosen will be determined by network modelling that will be undertaken by Thames Water in due course.

Climate change adaptation and greenhouse gas emissions

NTS.24 The proposed development includes the following measures to reduce its greenhouse gas emissions and minimise its vulnerability to climate change:

- All proposed development lies within flood zone 1 and the surface water drainage strategy incorporates a 40% allowance for climate change
- To maximise the energy efficiency of the proposed development and minimise carbon emissions from dwellings, the proposed dwellings will be built to align with PassivHaus principles, which means that specific criteria will be achieved in relation to heating, energy use, airtightness and thermal comfort
- Heating will be provided by ground or air source heat pumps and gas boilers will not be installed in the proposed dwellings. The dwellings will be fitted with photovoltaic panels to generate electricity
- The carbon emissions associated with raw material extraction, manufacture and transport of building materials will be considered as part of the detailed design process to minimise the carbon impact of the materials chosen
- Electric vehicle charging points will be provided at each property, which will help to reduce carbon emissions from vehicles, and charging points and secure parking facilities will be provided communally for electric bicycles
- To provide water-efficient dwellings, fittings and fixtures will be specified at the detailed design stage. This will reduce both water use and the use of energy associated with heating hot water

NTS.25 Further details are provided in the sustainability statement submitted in support of the planning application. A detailed calculation of the estimated carbon emissions produced by the proposed development and the emissions savings associated with the proposed design and technology measures is provided in the energy statement submitted in support of the planning application. In summary, the assessment concludes that the energy efficiency and other design measures incorporated into the proposed dwellings through aligning with PassivHaus principles, the use of ground or air source heat pumps to heat the proposed dwellings, and the use of photovoltaic panels to generate electricity is predicted to save 1,242,359 kg (1,242.4 tonnes) of carbon dioxide a year compared to average new dwellings in the UK.

Alternatives

NTS.26 The application site is allocated for development under Policy KID H1: South-East Woodstock of Cherwell District Council's Cherwell Local Plan Review 2042 Proposed Submission Plan (Regulation 19) December 2024. Blenheim Estate Homes has therefore not considered alternative sites,

although alternative site options were considered during the sustainability appraisal of the council's draft local plan review.

NTS.27 The master plan has developed over time and has been subject to a number of changes following the findings of baseline environmental studies and consultation with stakeholders, as follows:

- The proposed built development has been concentrated in the north and east of the site to allow the retention of a significant area of open space in the south and west of the site, which will retain and protect several important heritage assets. These include the scheduled monument and its historic south eastern aspect across the southern part of the site, a viewpoint of interest from Shipton Road across the site towards the wooded setting of the world heritage site, and the green gateway into the historic town of Woodstock and the world heritage site
- The main areas of archaeological interest in the west and north eastern corner of the site will be retained in an area of public open space. A north-south heritage corridor will be created along the site's western edge, with landscaping provided to retain and enhance the areas of archaeological interest
- The option of including a primary school within the proposed development was rejected because Oxfordshire County Council's preferred approach to increasing education capacity within Woodstock is to expand the existing primary school
- The use class E floorspace was added to the proposed development following discussions with stakeholders

Assessment methodology

NTS.28 The first stage of the EIA was to produce a scoping report, which set out the potential environmental issues to be considered during the EIA process. This was sent to a range of relevant organisations for comment and a number of additional issues were identified. No likely significant effects were identified in relation to air quality, ground conditions, land use, major accidents and disasters, noise and vibration, waste and natural resources, or the water environment, so these issues were not assessed in the EIA. However, stand alone technical reports have been submitted in support of the planning application addressing a number of these issues.

NTS.29 The various specialist assessments, discussed in more detail below, followed generally similar methods. Desk and / or field studies were carried out to establish the existing situation (the baseline). The effects of the proposed development were examined using a method that combines the sensitivity and importance of receptors⁽³⁾ with the likely size of the change from the baseline situation to establish the degree of the effects. If the degree of effect is moderate or above (including slight to moderate effects), then the effect is considered to be significant. Slight or negligible effects are not considered to be significant.

³ A receptor is a part of the natural or man-made environment, such as a river, a woodland, a person or a building, that is affected by an impact.

NTS.30 The degree of an effect determines the resources that should be put in place to avoid or reduce (mitigate) an adverse effect and identifies the actual value of a beneficial effect.

NTS.31 The potential for cumulative effects with other developments in the area that are consented, proposed or committed was also examined. The scoping process identified the following developments in the vicinity of the site and the surrounding area (figure NTS.4):

- Land East of Woodstock (now known as Park View; application reference: 16/01364/OUT, approved 21 May 2018, varied by 18/02484/S73, approved 29 January 2019): up to 300 dwellings, 1,100 square metres of retail / financial and professional services / office / community floorspace and public open space
- Land North of Hill Rise, Woodstock (application reference: 21/00189/FUL, approved 10 October 2023): up to 180 dwellings, 114 square metres of community space, parking barns and public open space
- Land North of Banbury Road, Woodstock (application reference: 21/00217/OUT, approved 6 March 2025): up to 235 dwellings, 195 square metres of community space, parking barns and public open space
- Land South of New Yatt Road, North Leigh (application reference: 15/01934/OUT, approved 2 November 2016): up to 76 dwellings
- Land South of Witney Road, Long Hanborough (application reference: 14/1234/P/OP, approved 4 July 2016): up to 169 dwellings, a GP surgery of up to 740 square metres with around 27 car parking spaces, open space and associated works
- Land between Wychwood House and Malvern Villas, Freeland (application reference: 16/01353/OUT, approved 21 November 2016): up to 41 dwellings and associated works
- Land North of Witney Road, Long Hanborough (application reference: 22/01330/OUT, approved 24 February 2023): up to 150 dwellings and public open space
- Oxford Park & Ride site on the A44 corridor, to the east of the site, with an indicative car parking capacity of around 1,100 spaces (no application submitted)
- Land at Myrtle Farm, Long Hanborough: 50 dwellings (no application submitted; the site is allocated in the adopted West Oxfordshire local plan)
- Salt Cross Garden Village, Eynsham (application reference: 20/01734/OUT): 2,200 dwellings, up to 4,000 square metres of retail and food and drink floorspace, up to 1,100 square metre health facility, up to 1,650 square metres of flexible community facilities, up to 57,000 square metres of employment floorspace, a 100-bed hotel, education provision (three-form entry primary school including a nursery, and potential secondary school), a burial ground, public open space with sports pitches, together with ancillary facilities, landscaping and associated infrastructure and works (awaiting determination)
- East Witney Strategic Development Area (application reference: 20/02654/OUT, approved 16 July 2024): up to 495 dwellings, a new community hub and associated open space and green infrastructure
- North Witney Strategic Development Area: strategic allocation in the adopted West Oxfordshire local plan for about 1,400 dwellings, a two-

form entry primary school with nursery and public open space. Applications have been submitted for the western end of the allocation (application reference: 19/03317/FUL: Land West of Hailey Road, 110 dwellings, open space, landscaping and associated works; appeal dismissed 30 July 2024), the south eastern end of the allocation (application reference: 14/01671/OUT: Land North West of Woodstock Road, up to 200 dwellings, access, related highway works, drainage and landscape works including provision of public open space; awaiting determination), and the remainder of the allocation (application reference: 24/00482/OUT: North Witney Strategic Development Area, up to 1,250 dwellings, a 2.2 hectare primary school, up to 400 square metres of community use and / or co-working hub and / or shop, northern distributor road and public open space with associated infrastructure and earthworks; awaiting determination)

NTS.32 Construction works are now complete on the Land South of Witney Road, Land between Wychwood House and Malvern Villas, and Land South of New Yatt Road developments. These schemes are therefore included within the existing baseline. Construction works are ongoing on the Land East of Woodstock (Park View) development, so this has been considered as part of the future baseline. Work has not yet started on the remaining schemes, which have been considered in the cumulative effects assessments.

Environmental effects

Community and social effects

NTS.33 The provision of new dwellings, a potential nursery, small retail unit and / or GP surgery, and public open space has the potential to have effects on the existing local community and services in the surrounding area. The site lies within Launton and Otmoor ward. However, it is at the far western end of this large rural ward and is more closely related to Woodstock, immediately to the west. Therefore, to assess the effects, current conditions were examined in both Woodstock and Bladon and Launton and Otmoor wards as well as Woodstock town, Cherwell district and West Oxfordshire district (within which Woodstock lies). Construction-related effects were scoped out of the assessment, which focused on post-construction effects.

NTS.34 There will be a long term increase in population when the development is occupied, which would lead to a slight effect that will not be significant on the demography⁽⁴⁾ of Launton and Otmoor ward. If the development is instead considered as part of Woodstock, a slight to moderate, significant effect is predicted on that ward's demography. There is a shortage of affordable housing in Cherwell district and the council has not currently identified sufficient deliverable sites to meet local housing needs as a whole. The proposed development will lead to an overall increase in housing provision in the area, which will be a moderate, significant beneficial effect. The increase in affordable housing provision will also be a moderate, significant beneficial effect.

NTS.35 The potential small retail unit is likely to be used mainly by the new residents and would not be of a scale to compete significantly with existing businesses in Woodstock. The increase in population is likely to lead to an increase in

⁴ Such as population size, age breakdown and household composition.

demand for local businesses post-construction. This will be a slight beneficial effect that will not be significant. The increase in population will also increase demand for local services, including schools, healthcare and community facilities.

- NTS.36 There is limited spare capacity in early years, primary school and secondary school provision in the town, as well as in the wider area's special schools, although a replacement enlarged nursery school has recently been built and planning permission has been granted for the expansion of Woodstock Church of England Primary School. If the potential nursery school is provided on site, this would accommodate the predicted increase in demand created by the proposed development. It would also provide additional early years places for children from the surrounding area, which would be a substantial, significant beneficial effect.
- NTS.37 The proposed development will increase demand for primary, secondary and special school provision in the area, as well as early years provision if the nursery is not provided on site. However, financial contributions will be made through a legal agreement towards increasing early years (if the nursery is not provided on site), primary school, secondary school and special school capacity in the area. This means that no significant adverse effects are predicted on education provision.
- NTS.38 The ratio of patients to GPs at Woodstock surgery is currently above recommended levels and discussions are ongoing regarding the relocation of the surgery. The Woodstock Dental Practice is mainly a private practice and only takes children of private patients for NHS treatment. The nearest NHS practice to the town is mydentist Kidlington, which is currently registering new NHS patients when availability allows. The proposed development will further increase demand for services at the surgery and the dental centre.
- NTS.39 If the potential GP surgery is provided on site, this would accommodate the predicted increase in demand created by the proposed development. It would also provide additional capacity for people from the surrounding area, which would be a moderate, significant beneficial effect. If the surgery is not provided on site, financial contributions will be made through a legal agreement towards healthcare services. As a result, no significant effects are predicted on healthcare in the area.
- NTS.40 There is a range of public open space in Woodstock, although the town is deficient in allotment provision and amenity greenspace. Community facilities are available at a range of venues, including Woodstock Community Centre, the Town Hall, the Social Club and The Marlborough Church of England School.
- NTS.41 The proposed development includes a range of informal public open space, playspace and allotments. This will meet the demand created by the new development and provide additional space to meet demand from other Woodstock residents. A substantial, significant beneficial effect is predicted as a result of the increased provision of informal public open space, while a slight beneficial effect that will not be significant is predicted as a result of the increased provision of allotments. While there will be an increase in demand for sports pitches and other community facilities not provided on site, such as community halls and libraries, financial contributions will be made through

a legal agreement to address this and no significant adverse effects are predicted.

NTS.42 The potential for cumulative effects with other developments in the area was also considered. The nature of the Oxford Park & Ride site development means that there is no potential for significant cumulative community and social effects with that scheme. The developments in the other towns and villages lie in different wards from the application site and are generally not within the same catchment areas for nurseries, schools, healthcare facilities or community facilities. As a result, it is considered that there is no potential for cumulative effects with those developments, with the exception of the potential for effects on the capacity of Springfield School, which would serve all the developments. With this exception, the assessment otherwise focused on the potential for cumulative effects with the Land East of Woodstock (now known as Park View), Land North of Hill Rise and Land North of Banbury Road, Woodstock developments.

NTS.43 If the proposed development were to be incorporated into Woodstock and Bladon ward, together with the other three schemes there would be a substantial, significant cumulative effect on the ward's population. The increase in housing provision in the area will be a substantial, significant, beneficial cumulative effect, while a moderate, significant, beneficial cumulative effect is also predicted on affordable housing provision in the area. A slight, beneficial cumulative effect that will not be significant is predicted on demand for local businesses in the town.

NTS.44 The potential cumulative increases in demand for education, healthcare and community facilities will be mitigated by a combination of increased provision as part of the developments and financial contributions through legal agreements, similar to those discussed above for the proposed development. As a result, no significant adverse cumulative effects are predicted on demand for education, healthcare and community facilities in the area.

Cultural heritage

NTS.45 A desk study was carried out to investigate the archaeological, built heritage and historic landscape resources within a 1 km study area of the site. The nationally designated Blenheim Roman villa scheduled monument lies in the south west of the site and extensive archaeological evaluations have shown other contemporary Roman settlement areas north and south of the scheduled area, as well as Late Iron Age and Roman evidence in the north eastern corner of the field. Much of the rest of the site was found to be devoid of archaeological interest, with only a few localised areas of unrelated features recorded that have no evidence of a clear function or settlement use.

NTS.46 The condition of the scheduled monument had declined over several years as a result of modern ploughing, but it has been removed from cultivation for the period 2021 to 2025. As discussed in paragraph NTS.11, the scheduled monument will be retained within a large area of greenspace to minimise the potential for adverse effects on its setting and preserve the contemporary layout. Taking the site permanently out of cultivation will also prevent further degradation. While the proposed built development will still result in a change to the setting of the scheduled monument, this will be mitigated by

the introduction of a range of measures to better reveal the monument and improve public awareness. These include promotion of the site as part of a heritage trail of Woodstock, a conservation management plan for the scheduled monument, interpretation boards and community engagement. No significant adverse effects are predicted on the scheduled monument and the increased public awareness and knowledge will be a moderate to substantial, significant beneficial effect.

NTS.47 The proposed allotments and playspace in the north east of the site have the potential to affect below ground archaeological remains, as does the link road in the west of the site through to Park View. However, this will be mitigated through a programme of strip, map and record in the allotment area and an archaeological watching brief during the construction of the road in the west of the site. These measures will be undertaken in consultation with Oxfordshire County Council's archaeologist. In the unlikely event that features of archaeological interest are uncovered outside these areas, further appropriate surveys and investigation will be carried out. These measures will ensure that there will be no significant adverse effects on archaeological remains on site. The knowledge gained through the excavation work will be a moderate, significant beneficial effect.

NTS.48 Bladon Camp scheduled monument, an Iron Age hillfort on Bladon Heath, lies in an area of woodland 1.8 km south of the site, which does not form part of its setting. The scheduled monument is enclosed by the woodland and the proposed development will be barely visible. It will be seen in the context of the development edge at Bladon and the influence of the A44 and London Oxford Airport. No effects are predicted on the scheduled monument as a result of the proposed development.

NTS.49 The Blenheim Palace World Heritage Site and grade I registered park and garden lie on the opposite side of the A44 Oxford Road to the south west of the site. The palace and surrounding parkland that form the world heritage site are of international importance as an outstanding example of an 18th century European princely residence, unique in England, set within a monumental landscape park. There are few views into and out of the park because of its scale and landform and the extensive boundary shelterbelts. The site area is part of the wider setting of the world heritage site and of the long approach on the A44 to the park entrance at Hensington Gate. The woodland on the north and east boundaries is noted for its role as part of the setting and the open land of the site is visible to the east of the road opposite Campsfield Wood, illustrating the connection to the wider countryside. Direct intervisibility between the site and the world heritage site is limited to the south east corner of the park and to glimpses from the drive at the offices to The Cowyards.

NTS.50 The proposed built development will be set back within the site behind a large area of public open space and planting and will not be visible from within the parkland. In views from the A44 on the approach towards the park, the proposed planting and open space will ensure that the approach remains dominated by vegetation, with only potential glimpses of the built development over 300 m from the road through the trees. The view from Shipton Road towards the wooded park edge will remain undeveloped. Overall, a slight adverse effect that will not be significant is predicted on the outstanding universal value of the Blenheim Palace World Heritage Site and the registered park and garden. The new areas of public open space will

allow new views towards the park edge. This will be a slight beneficial effect that will not be significant.

- NTS.51 As a condition on any planning consent, a legally binding mechanism will be put in place to secure a contribution of relevant proceeds from the development to the conservation, maintenance and restoration of the Blenheim Palace World Heritage Site through the Blenheim Heritage Foundation, whose sole purpose is to repair and maintain the world heritage site. This will be a slight to moderate, significant beneficial effect.
- NTS.52 There are many listed buildings within the world heritage site, including the grade I listed palace, as well as several scheduled monuments. The closest listed buildings to the site are within Lower Park. These include the converted former foldyards at The Cowyards on the edge of the park, Eagle Lodge at the end of the south drive on Grove Road, the early 18th century walled kitchen garden, Hensington Gate and lodge and the former almshouses. All of these are listed at grade II, apart from the grade I Hensington Gate. The stone wall around the park is also grade II listed and is essential to the integrity and definition of the park.
- NTS.53 The site is not currently experienced as part of the setting of Eagle Lodge or the walled kitchen garden, as it is screened from these by intervening woodland. There will be no change to the settings of these listed buildings and structures as a result of the proposed development. The proposed large area of greenspace and the woodland planting in the south of the site will maintain the open aspect of the site as part of the long approach to Woodstock, which will reduce the potential for effects on the setting of the stone wall around the park. Overall, a slight adverse effect is predicted that will not be significant.
- NTS.54 The proposed open space and planting will also maintain the character of the site as part of the wider rural setting of The Cowyards, beyond the park edge, and no effects are predicted on its setting. The proposed planting will screen the built development in views from Hensington Gate, lodge and the almshouses. Only glimpsed views will be available, offset from the focus of the designed approach to the entrance to the world heritage site. Overall, a slight adverse effect is predicted on the settings of these listed buildings, which will not be significant.
- NTS.55 Bladon conservation area is approximately 605 m to the south west of the site. The site does not form part of the setting of the conservation area and is separated from it by an intervening area of woodland. This separation means that there is no potential for significant adverse effects on the conservation area as a result of the proposed development.
- NTS.56 Woodstock conservation area lies around 810 m to the north west of the site. There are many listed buildings within the conservation area, largely consisting of 18th century shops and houses. These mainly face the streets that they abut, creating an enclosed, inward-looking character. The open and green aspect of the site forms part of the approach to the conservation area. The retention of the majority of the existing woodland and the proposed public open space and planting in the south of the site mean that views of the proposed built development from the approach to the conservation area will be limited. A slight to negligible adverse effect that will not be significant is predicted on the setting of the conservation area.

- NTS.57 The site is a single intensively cultivated field and the only remaining historic landscape features are on its boundaries. The western edge is a Saxon route known as Heh Straet. The woodland on the northern and eastern boundaries is identified in the World Heritage Site Management Plan as contributing to its setting. While the agricultural land will be lost, most of the woodland will be retained, apart from a small area that will be removed for the site access. Replacement and new woodland planting will be provided. Overall, a slight to negligible adverse effect is predicted on the site's historic landscape character that will not be significant.
- NTS.58 The potential for cumulative cultural heritage effects with other developments in the area was also considered. While other developments have the potential to lead to significant adverse effects on buried archaeological resources within their sites, it is likely that Oxfordshire County Council will take a similar approach to mitigation as will be adopted for the proposed development. No significant adverse cumulative effects are therefore predicted on archaeology.
- NTS.59 There is no potential for the proposed development to result in cumulative effects on heritage assets in combination with most of the other developments because of their distance from the site. The Land East of Woodstock development (Park View) is currently under construction and so was taken into account as part of the baseline in the above assessment. The Land North of Hill Rise and Land North of Banbury Road, Woodstock developments are also promoted by Blenheim Estate Homes and are likely to make a similar financial contribution to the conservation, maintenance and restoration of the world heritage site as the proposed development. This would be a slight to moderate, significant, beneficial cumulative effect.
- NTS.60 The Oxford Park & Ride site on the A44 corridor forms part of the long approach to Woodstock and the world heritage site from the south. The considerations relating to potential effects on the setting of the world heritage site would apply to any proposals. The Park & Ride site is separated from the application site by the A4095 Upper Campsfield Road and the boundary plantations on the edge of the site. No significant adverse cumulative effects are therefore predicted on the world heritage site.

Landscape and visual effects

- NTS.61 Desk and field studies were carried out to evaluate the landscape in and around the site and to identify potential sensitive views of the site. Several were selected to provide representative viewpoints from various locations.
- NTS.62 The site lies within the Woodstock local landscape character area, the key characteristics of which include a rolling landform with small plantation woodlands scattered throughout the area along roads and field boundaries and around farm houses. Large arable fields are dominant and there are areas of grassland at Blenheim Park and Tackley Park and on the steeper slopes. Surrounding local landscape character areas include Bladon, North Aston and Kidlington.
- NTS.63 The potential for effects on the area's landscape resources and visual receptors was an important consideration in the design of the proposed development. The built development has been set back into the site to minimise impacts on the setting of the Blenheim Palace World Heritage Site

and the scheduled monument and retain an open rural approach to Woodstock. Existing hedgerows and trees were retained within the master plan where possible and new hedgerow and native woodland planting is proposed to minimise impacts on the surrounding countryside and create new habitats.

- NTS.64 The proposed development will lead to a substantial to moderate, significant adverse effect on the landscape character of the application site as a result of the replacement of part of the existing field with built development. This effect has been minimised as far as possible through the design measures and proposed planting discussed above, as well as additional measures such as ensuring building materials will be in character with the local area, careful lighting and the provision of a high quality public realm.
- NTS.65 The introduction of new built development also has the potential to affect the rural and townscape qualities of local landscape character areas. However, the distance of some of these from the site, and the screening provided by intervening trees, hedgerows and hills, means that no significant effects are predicted on the character of any of the surrounding landscapes and townscapes.
- NTS.66 The introduction of built development will change views of the site from the surrounding area, with the most significant effects on receptors closest to the site. Visibility is limited to within 2.5 km of the site boundaries, so the viewpoints assessed are all within this distance from the site.
- NTS.67 A moderate, significant adverse effect is predicted on views from the neighbouring residential area of Park View because the proposed development will be partly visible through the new and existing trees and hedgerows. While part of the agricultural field will be replaced with built development, only limited, glimpsed views will be afforded between properties and streets orientated towards the site.
- NTS.68 Slight adverse effects that will not be significant are predicted on views from the residential area on the A4095 Upper Campsfield Road, the residential area of Marlborough Place, the A4095 Upper Campsfield Road, the A44 Oxford Road, the A44 Woodstock Road, Shipton Road, and public rights of way to the north and south of the site.
- NTS.69 Negligible adverse effects that will not be significant are predicted on views from Blenheim Palace World Heritage Site, Langford Lane, the A4260 Banbury Road, Campsfield Wood Link Road, public rights of way to the west of Park View, the Shakespeare Way long distance footpath, Blenheim Palace Lodge Retreat, The Cowyards, London Oxford Airport and Oxford Spires Business Park.
- NTS.70 The potential for cumulative landscape and visual effects with other developments in the area was also considered. The Land East of Woodstock development (Park View) is currently under construction and so was taken into account as part of the baseline in the above assessment. The developments in Long Hanborough, Eynsham and Witney are outside the study area, so there is no potential for significant cumulative effects with these schemes.

NTS.71 The Land North of Hill Rise and Land North of Banbury Road, Woodstock developments are not expected to be discernible beyond the built area of Woodstock, including Park View, and the intervening vegetation. No significant cumulative landscape and visual effects are therefore predicted with these developments. While the potential Oxford Park & Ride site would lie within the same landscape character area as the proposed development, it would only form a small part of it. Glimpsed and filtered views may be possible between the woodland belt on the site's eastern boundary and the new structural planting of the proposed development; however, no significant cumulative landscape and visual effects are predicted.

Natural heritage

NTS.72 The nearest internationally important nature conservation site is the Oxford Meadows Special Area of Conservation, around 5.2 km to the south east, which is also a site of special scientific interest. The only site of special scientific interest designated for nature conservation within 2 km of the site is Blenheim Park, around 1.4 km to the west. There are 10 locally designated sites within 2 km of the site: five local wildlife sites, two wildlife sites and three conservation target areas.

NTS.73 The proposed development is not within or directly next to any of the designated sites, so there will be no direct loss of, or damage to, habitats at the designated sites as a result of construction works. The proposed development is not predicted to create significant dust, emissions or pollution during construction. There is therefore no potential for significant effects on the designated sites during construction.

NTS.74 The distance of the site from the Oxford Meadows means that there is not likely to be a significant increase in recreational use of the meadows post-construction. The large area of public open space that will be provided as part of the proposed development will ensure that there will be no significant effects on Blenheim Park or the locally designated nature conservation sites as a result of increased recreational activity from the proposed development. Air quality modelling has shown that there will be no significant effects on any of the designated sites as a result of increased traffic emissions from the proposed development. The proposed sustainable drainage systems will ensure that there will be no significant effects on any of the designated sites as a result of increased runoff or pollution from the proposed development. Upgrades to Thames Water's wastewater treatment capacity will ensure that there will be no significant adverse effects on the designated sites as a result of increased discharges of treated wastewater.

NTS.75 The site is mainly an arable field, with small areas of grassland around the edges. These habitats are common and widespread locally and nationally and are of low ecological value. As a result, there is no potential for significant effects on these habitats from the loss of the small areas on the site. Much of the northern and eastern boundaries of the site support a narrow band of mixed deciduous woodland and there are hedgerows along the southern, western and north western site boundaries.

NTS.76 Several protected species surveys were carried out on the site. These found that the site is used by badgers, several species of bats, and reptiles. No evidence of dormice was found, but the hedgerows and woodland are potentially suitable for this species. No evidence of great crested newts was

found. Several breeding bird species were recorded on the site, including skylark, song thrush and dunnock.

NTS.77 The potential for effects on the site's and surrounding area's ecological resources was a key consideration in the design of the proposed development. As discussed in paragraphs NTS.8 and NTS.9, most of the woodland and hedgerows on the site will be retained. In addition, enhancements will be provided for several species present on the site and to provide habitats for other species. Extensive areas of greenspace have been incorporated into the master plan to link various areas of the site to surrounding habitats and there will be an overall increase in the area of habitats of conservation value within the site. These include hedgerows, species-rich grassland, trees, woodland and scattered scrub.

NTS.78 A construction method statement and a landscape environmental management plan will be prepared to set out proposals for habitat creation and management, as well as measures to minimise the potential for adverse ecological effects. The planting of new and replacement habitats, and the improvement of retained habitats, will ensure that there will be no significant adverse effects as a result of habitat loss. The creation and enhancement of a range of habitats will lead to a moderate, significant beneficial effect.

NTS.79 In addition to the habitat retention, creation and management, a programme of mitigation measures will be put in place during and post-construction to minimise the potential for significant adverse effects on protected species. These measures include restrictions on the timing of works to avoid disturbance to breeding or hibernating animals, further pre-construction surveys, careful clearance of vegetation, supervision of works by an ecologist, and using ecologically sensitive lighting. These measures will ensure that there will be no significant adverse effects on protected species as a result of the proposed development.

NTS.80 The habitat retention, creation and management discussed above will provide a range of new and improved habitats on the site, which is likely to lead to increases in populations of protected species. In addition, enhancements will be provided in the form of bird boxes, bat boxes and dormouse nest boxes. Overall, these measures will lead to a slight to moderate, significant beneficial effect on protected species using the site.

NTS.81 The potential for cumulative effects with other developments in the area was also considered. The Land at Myrtle Farm scheme is too small and too far from the site to have the potential to lead to significant cumulative effects. The distance of the North Witney Strategic Development Area from the site means that there is no potential for significant cumulative effects with that development. The nature of the Oxford Park & Ride scheme means that it also does not have the potential to lead to significant cumulative natural heritage effects.

NTS.82 The other developments all include large areas of public open space and are not predicted to lead to any significant cumulative effects on designated nature conservation sites as a result of increased recreational pressure. The air quality modelling confirmed that there will be no significant cumulative effects on designated sites as a result of increased pollution. No significant residual adverse effects on habitats or protected species were identified for any of the other developments alone. This, together with the significant

beneficial effects identified above for the proposed development, means that there will be no significant adverse cumulative effects on habitats or protected species.

Traffic and transport

- NTS.83 The traffic and transport assessment dealt with the effect of the increased traffic associated with the proposed development on traffic flows on the surrounding roads and on people using and living alongside these roads. It focused on the community as a sensitive receptor and addressed the traffic and transport effects in terms of changes to pedestrian severance (for example, being unable to cross the road), pedestrian delay, amenity and fear and intimidation, driver delay, and accidents and safety.
- NTS.84 The proposed development will lead to negligible to small increases in traffic flows on the local road network and will not increase levels of severance in the area, so no significant effects are predicted on pedestrian severance. Junction modelling did not predict any significant effects on driver delay as a result of the proposed development. The proposed changes to the Bladon roundabout will ensure that the junction will operate within capacity with the proposed development in place. They will also reduce queuing and improve its operation. Together with the negligible to small increases in traffic flows, this means that no significant effects are predicted on accident rates as a result of the proposed development.
- NTS.85 No changes are predicted to levels of pedestrian delay on most of the roads in the area. Vehicle levels are predicted to increase above the threshold for a small level of pedestrian delay on the A4095 Campsfield Road south of the site access with the proposed development in place. However, the proposed development will provide toucan crossings across the A4095 Upper Campsfield Road to the south of the site access roundabout and to the north of the Bladon roundabout. These measures will ensure that pedestrians and other non-motorised users will be able to cross the road and there will be a negligible effect on pedestrian delay as a result of the proposed development, which will not be significant.
- NTS.86 The negligible to small increases in traffic mean that no changes are predicted to pedestrian amenity on the area's roads. Vehicle levels are predicted to increase above the threshold for a small effect on pedestrian fear and intimidation on the A4095 Upper Campsfield Road south of the site access and the A44 Woodstock Road with the proposed development in place. The low sensitivity of these roads means that this will lead to a slight adverse effect that will not be significant. In addition, the proposed development will provide a new 3 m wide shared footway / cycleway with a 1 m verge on the eastern side of the A4095 Upper Campsfield Road from the site access roundabout to the Bladon roundabout, which will improve conditions for pedestrian on this stretch of road. No significant adverse pedestrian fear and intimidation effects are predicted.
- NTS.87 The measures to improve pedestrian and cyclist connections and facilities discussed in paragraphs NTS.15 and NTS.16 will lead to a slight beneficial effect that will not be significant. The new connections to the Bladon roundabout and the A44 Oxford Road will enable pedestrians and cyclists from the proposed development to access the existing bus services that run along the A44. The main road through the site will also be suitable for

buses. No significant adverse effects are therefore predicted on public transport. A travel plan has been prepared for the proposed development to encourage sustainable travel.

NTS.88 Traffic flows associated with the other developments in the area were incorporated within the traffic modelling. There will therefore be no significant cumulative traffic and transport effects.

Conclusion

NTS.89 This non-technical summary has outlined the findings of the EIA of the proposed development at Land East of Park View, Woodstock, contained within the ES that accompanies the planning application. The proposed development will lead to a number of changes to the local environment, but a range of measures will be put in place to minimise potential significant adverse effects and enhance beneficial effects. The proposed mitigation measures and the significant effects of the proposed development that are predicted to remain after mitigation are summarised in more detail in chapter 9 of the ES.

NTS.90 Copies of the full ES and its technical appendices have been sent to Cherwell District Council and the statutory consultees. The full ES with its technical appendices may be inspected at:

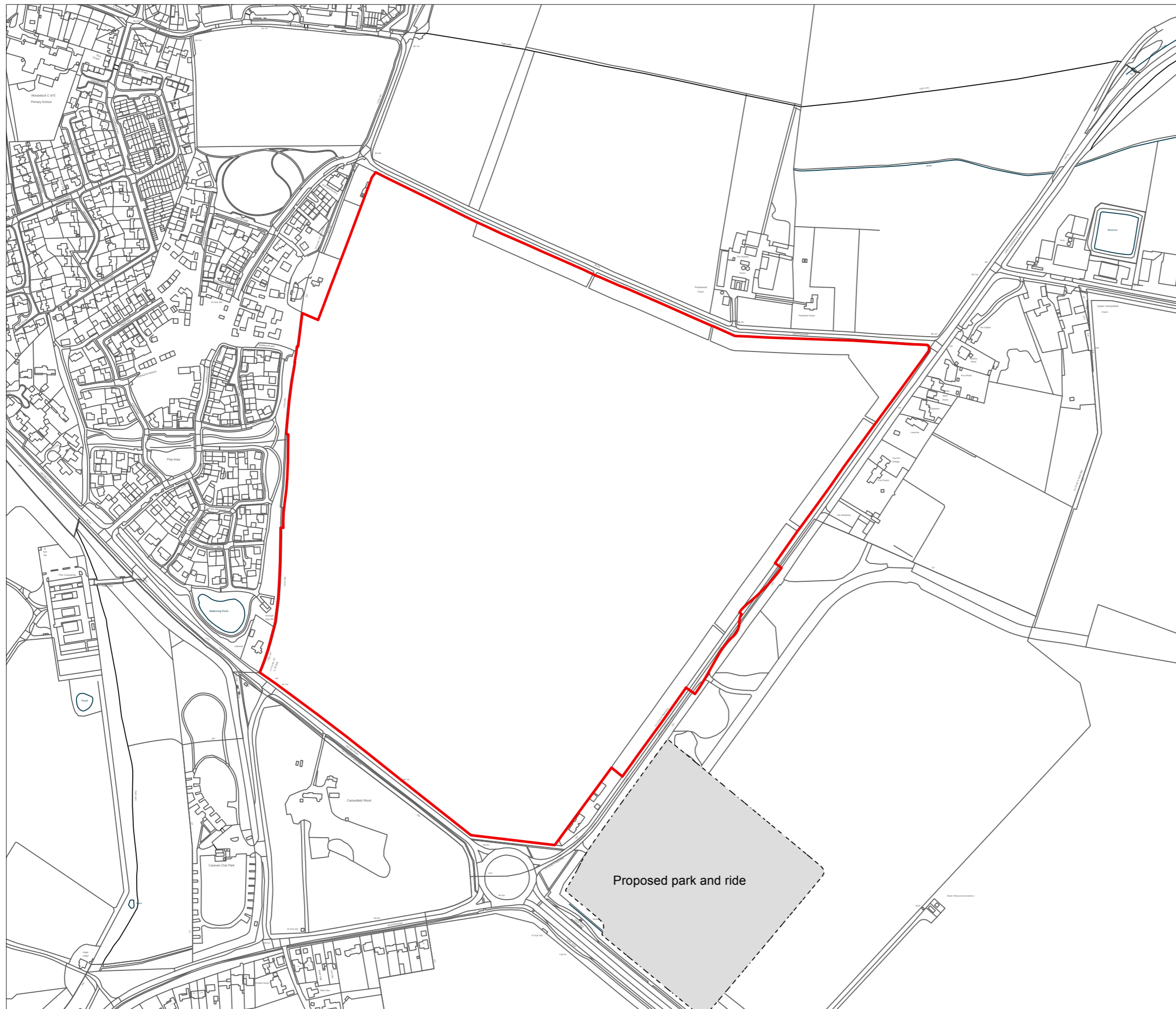
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

NTS.91 The application documents will also be available to view on the council's website: <https://planningregister.cherwell.gov.uk>.

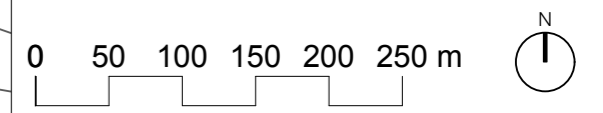
NTS.92 Copies of the ES on CD can be purchased from tor&co at a price that reflects the time and production costs. Paper copies may also be available (at printing cost) from tor&co at the following address:

tor&co
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

Tel: 020 3664 6755
E-mail: enquiries@torandco.com



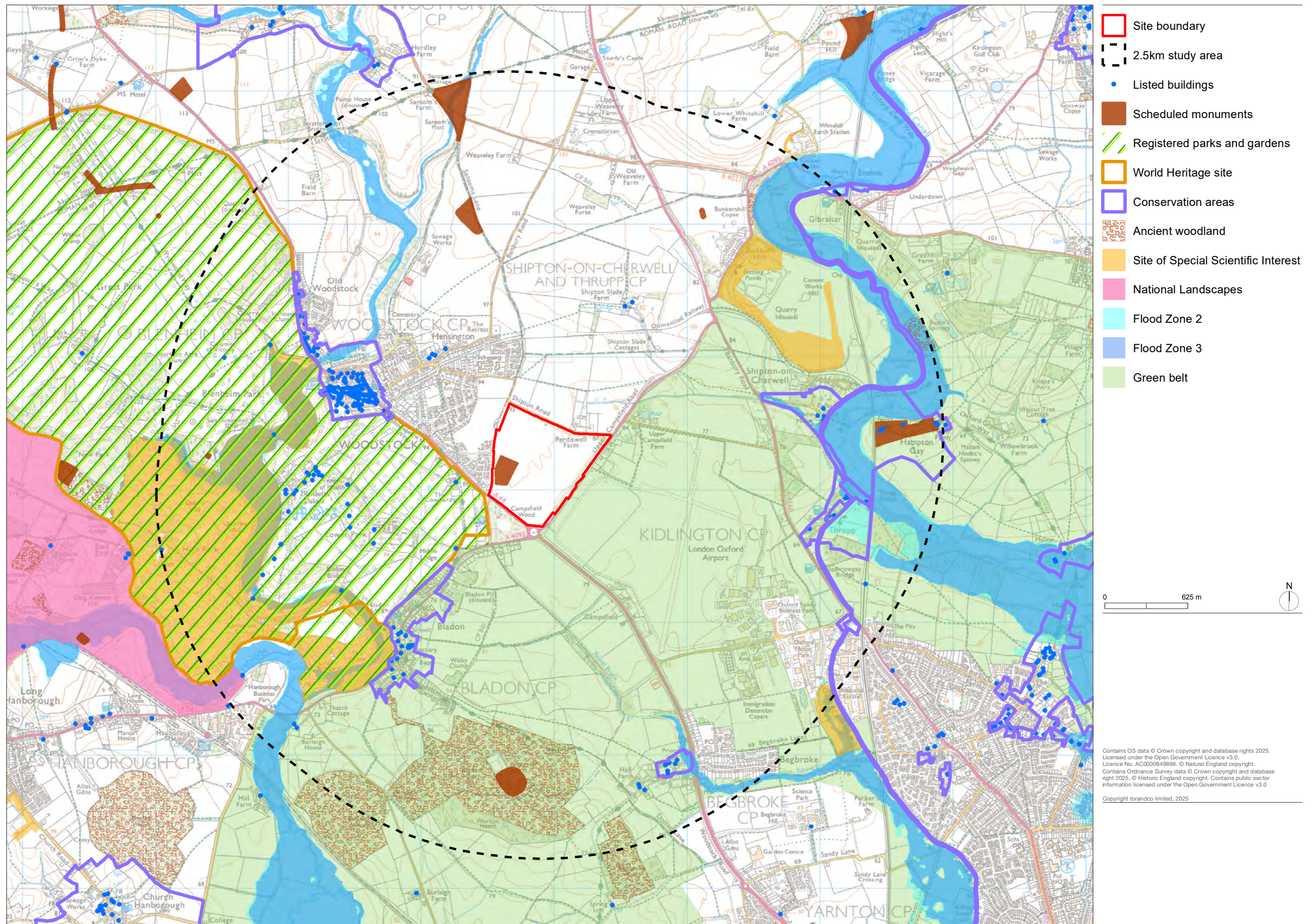
- Site boundary 48.846ha (120.70 acres)
- Proposed park and ride



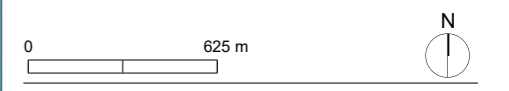
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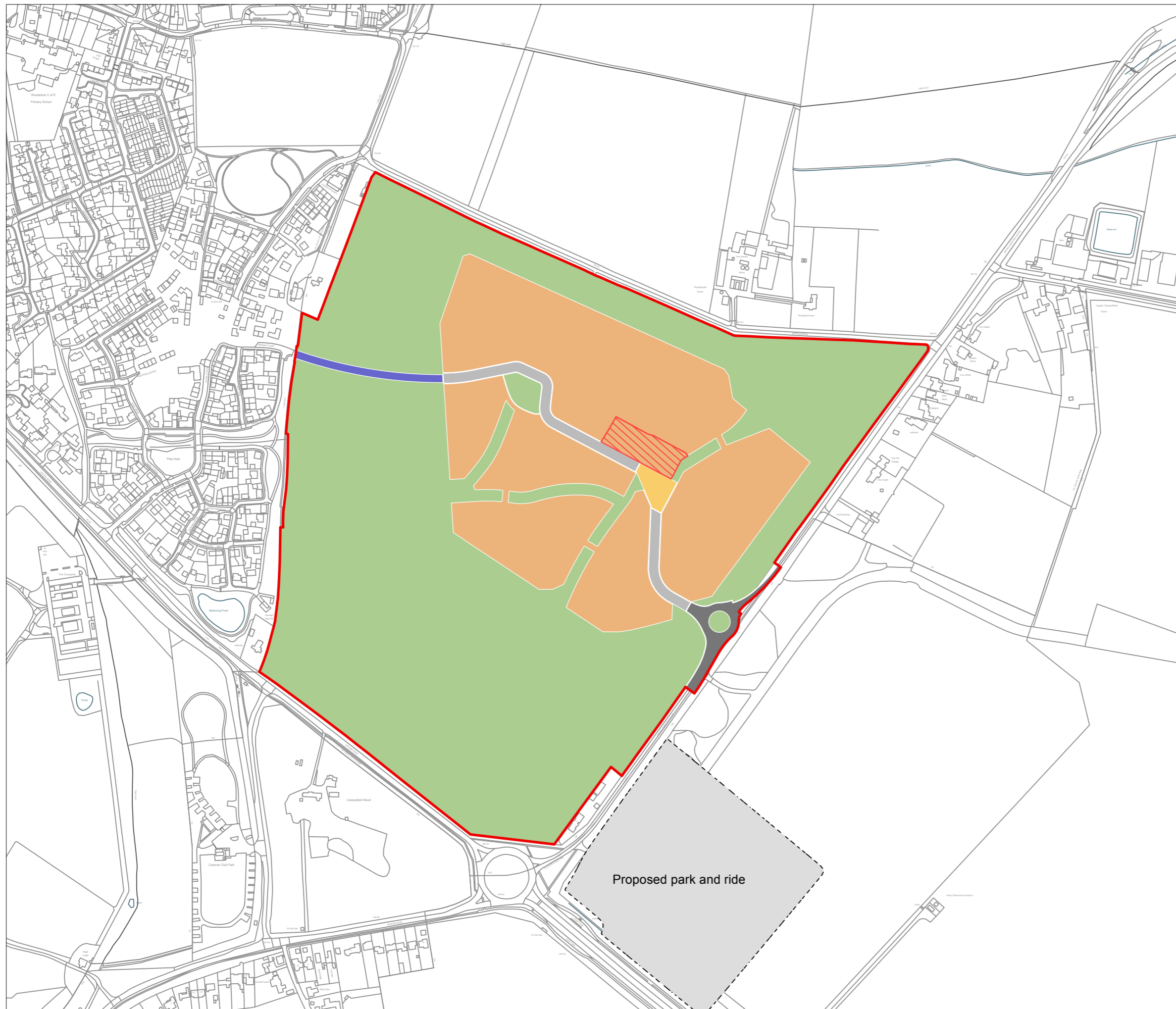
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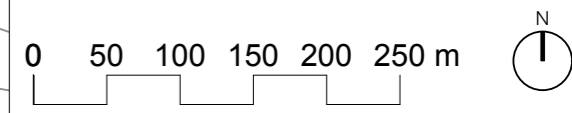
- Site boundary
- 2.5km study area
- Listed buildings
- Scheduled monuments
- Registered parks and gardens
- World Heritage site
- Conservation areas
- Ancient woodland
- Site of Special Scientific Interest
- National Landscapes
- Flood Zone 2
- Flood Zone 3
- Green belt



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- Site boundary 48.846ha (120.70 acres)
- Residential 14.086ha
- Use Class E / residential 0.44ha
(Precise location determined at detailed design stages +/- 5m of alignment shown)
- Open space (refer to PP04) 32.717ha
- Primary street 0.73ha
- Link to Park View 0.24ha
- New A4095 junction 0.403ha
- Community square 0.21ha
- Proposed park and ride

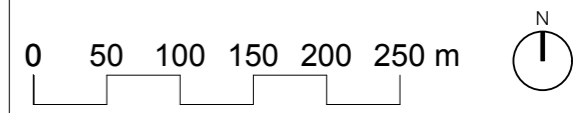


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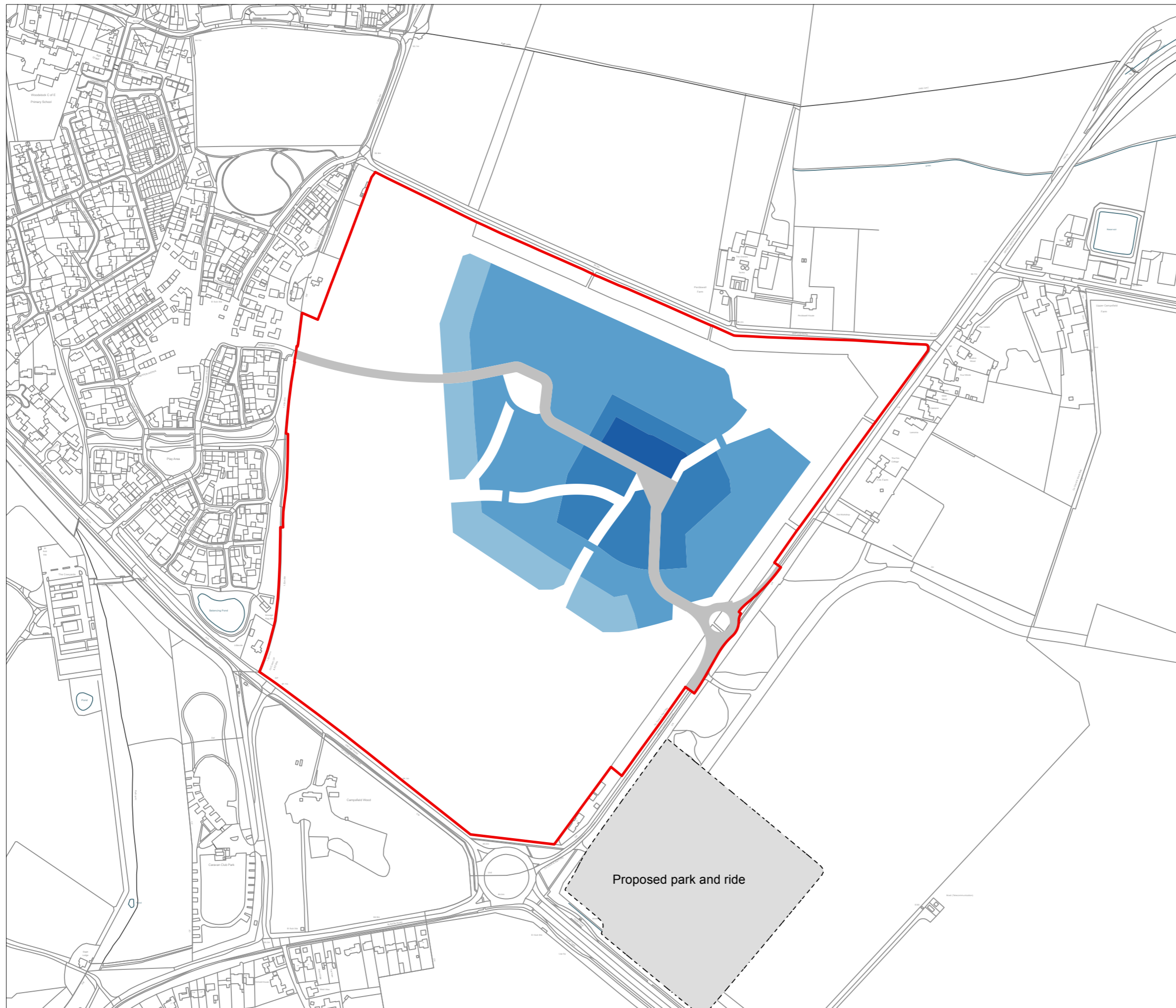


- Site boundary 48.846ha (120.70 acres)
- Existing trees and hedgerows to be retained and enhanced (refer to AIA for further details)
- Existing trees and hedgerows to be removed (refer to AIA for further details)
- Open space (including Amenity Green Space, Natural & Semi-Natural Green Space, Parks and Gardens, tree and structure planting, ecological enhancement and natural play)
- Allotments and community garden
- Equipped play space (Including play buffer zones)
- Community square
- Zone for infiltration basins and swale features
- Proposed woodland planting (Native woodland species to include transplants (up to 60cm high), feathered stock (up to 1.5m high) and some advance nursery stock (up to 3.5m high) on a 1.5m grid.
- Proposed woodland group planting (Native woodland matrix planting including understorey planting of medium species trees up to a mature height of 9m to include transplants (up to 60cm high), feathered stock (up to 1.5m high), and some advance nursery stock (up to 3.5m high) in groups no larger than 900sqm on a 1.5m grid, covering 30% of the hatched zone.
- Proposed mixed native hedge planting (Native hedgerow species comprising of transplants (up to 1m high) on a 0.5m grid, up to 3m wide.
- Proposed tree planting (Previously approved offsite works to include native semi-mature tree planting. Application reference: 16/01364/OUT).
- Proposed park and ride



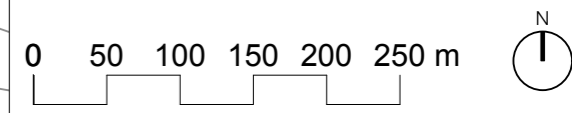
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- Site boundary 48.846ha (120.70 acres)
- Up to 2 storey (9m)
- Up to 2.5 storey (10m)
- Up to 3 storey (11.5m)
- Up to 3 storey (12.5m) for Use Class E / residential
- Primary street, junction and link to Park View
- Proposed park and ride

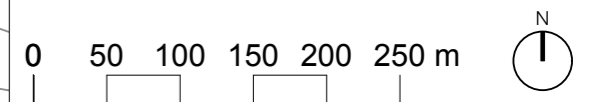
Note - heights given exclude a further 1m of potential additional land raising above existing AOD level



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- Site boundary 48.846ha (120.70 acres)
- Residential density 27.5dph
- Residential density 34dph
- Residential density 42dph including units above Use Class E
- Primary street, junction and link to Park View
- Proposed park and ride

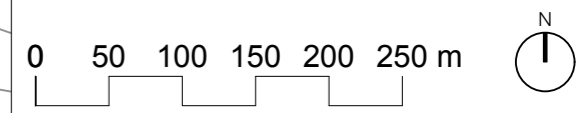


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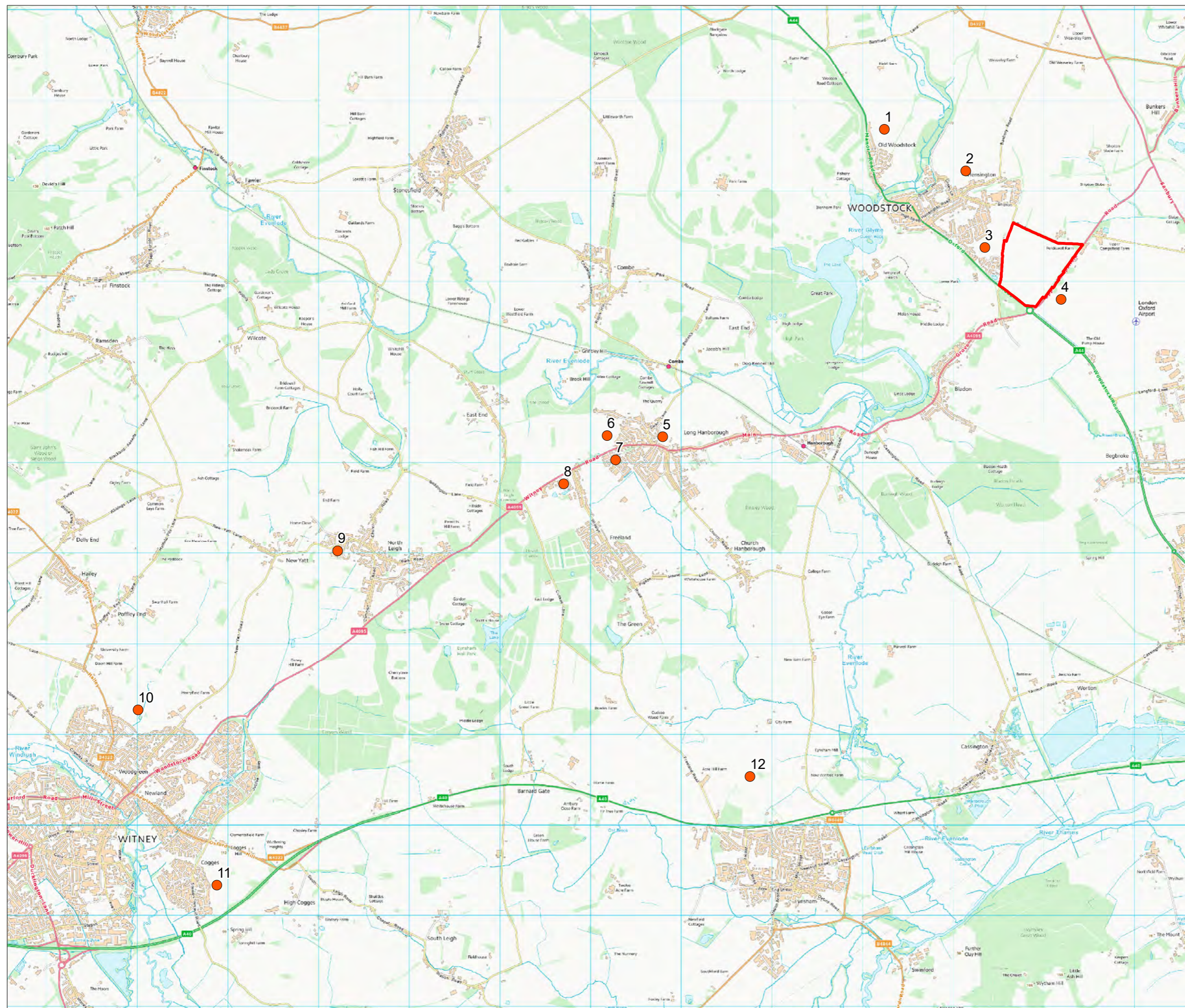


- Site boundary 48.846ha (120.70 acres)
- Residential
- Use Class E / residential 0.44ha
(Precise location determined at detailed design stages +/- 5m of alignment shown)
- ← Vehicular access/junction off A4095
- ← Vehicular access from Park View
- Junction access and link road
- Primary street
- Secondary street
- Proposed zone for community square (includes open space)
- 3m hoggin pedestrian/cycle path
- 2m hoggin path
- ↔ Pedestrian/cycle access points
- - - Pedestrian links through development
- Mown grass path
- → * Vehicular access and parking for proposed allotments
- Proposed park and ride

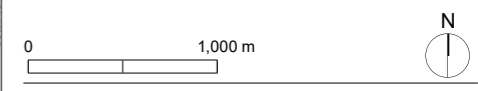


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- Site boundary
 - Cumulative projects
1. Land North of Hill Rise, Woodstock
 2. Land North of Banbury Road, Woodstock
 3. Land East of Woodstock
 4. Oxford Park & Ride site, Woodstock
 5. Land at Myrtle Farm, Long Hanborough
 6. Land North of Witney Road, Long Hanborough
 7. Land South of Witney Road, Long Hanborough
 8. Land between Wychwood House and Malvern Villas, Freeland
 9. Land South of New Yatt Road, North Leigh
 10. North Witney Strategic Development Area
 11. East Witney Strategic Development Area
 12. Salt Cross Garden Village, Eynsham



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