

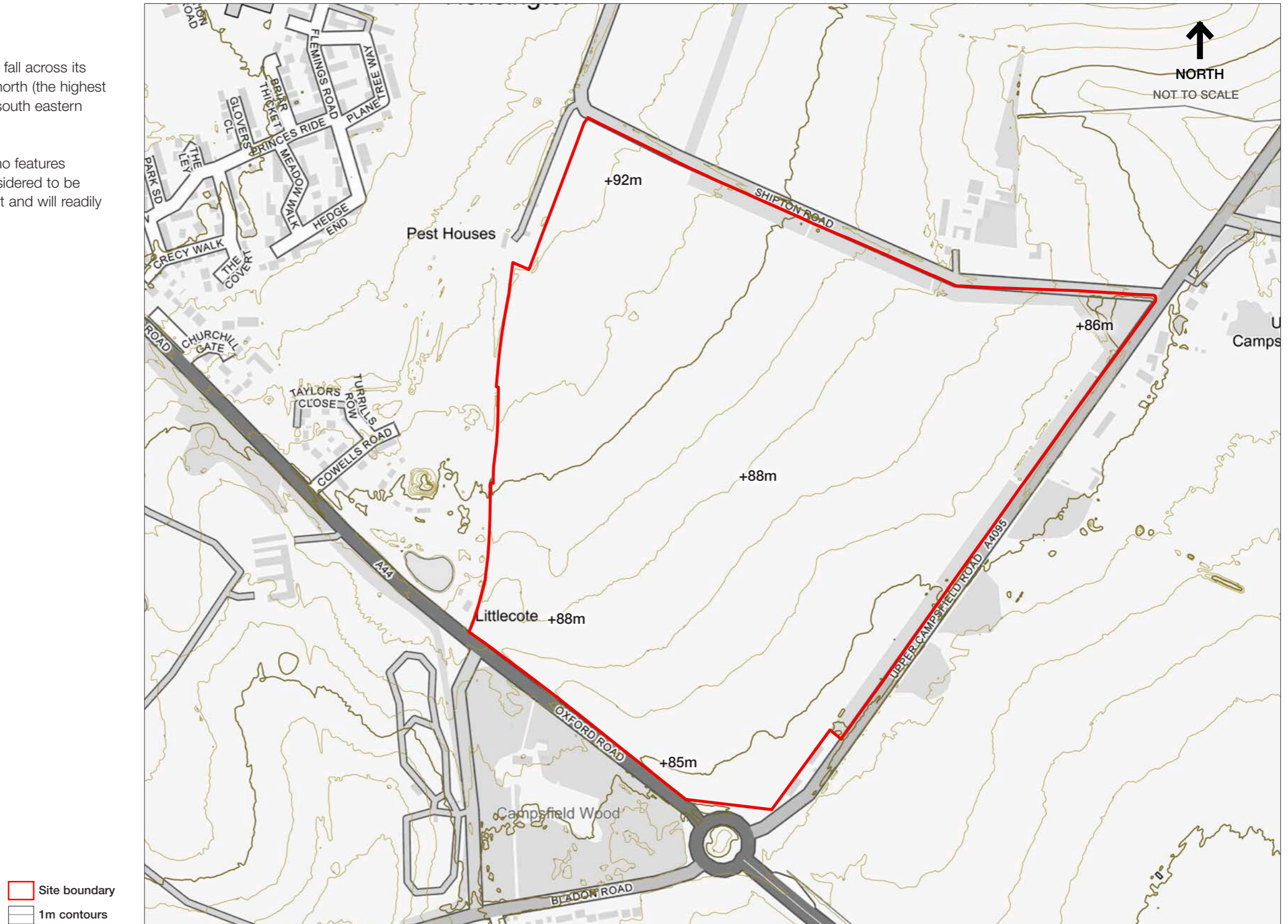
# 05 THE SITE

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## TOPOGRAPHY

5.7 The site features a gradual fall across its extents from around +92m in the north (the highest part of the site), to +85m near its south eastern corner (the lowest part of the site).

5.8 Topographically there are no features of note and the site levels are considered to be suitable for residential development and will readily facilitate accessibility for all.



Site topography plan

# 05 THE SITE

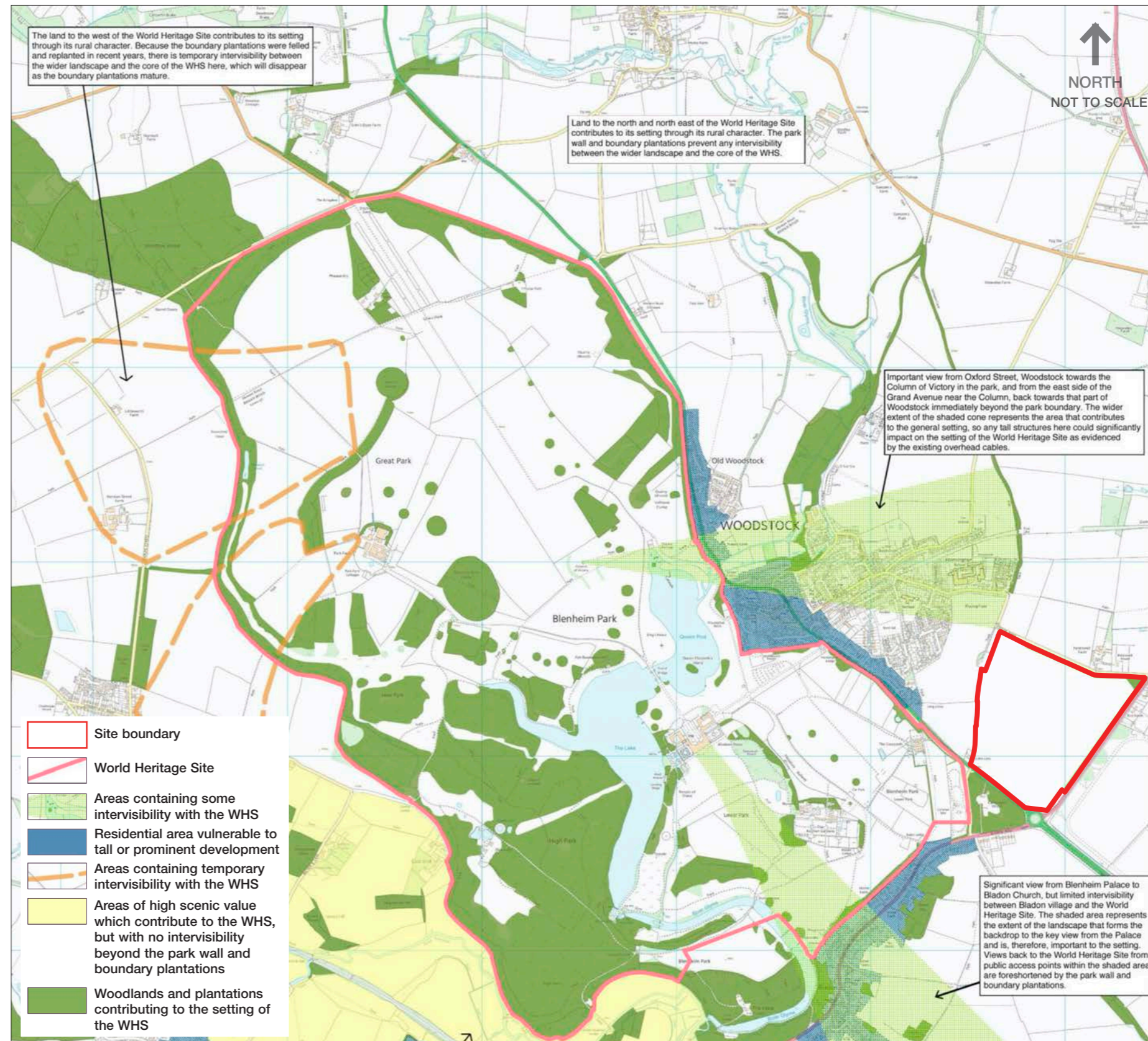
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## HERITAGE

5.9 The safeguarding and removal from the 'at risk register' of the scheduled Roman villa is a key objective of the design approach, which has been formulated in close collaboration with Historic England. Their pre-application advice (technical appendix C2 in the ES) confirmed the overall positive impact on the villa site and its setting as a result of the sympathetic landscape design that will provide an appropriate setting for the monument, preserving the open outlook. They also commended the commitment to the future management and public interpretation of the villa site.

5.10 Other archaeological features to the north and south of Blenheim Villa will be protected under the proposed open space, but where access is necessary, a small scale targeted excavation will add greatly to the archaeological record.

5.11 The extensive area of public open space across the south and west of the site is also a response to the proximity of the boundary of the Blenheim Palace WHS. Historic England's advice in relation to the WHS, was that given the relationship of the site as part of the agricultural setting, and the absence of significant direct intervisibility, appropriate visual screening could be provided by the existing hedgerows and additional planting, to ensure the development would not harm the outstanding universal value of the WHS. The wide area of open space proposed, the careful landscape planting and localised screening will preserve the character of the site, as well as the approach to the estate and the historic centre of Woodstock.



Heritage plan

Source: Endorsed appendix to the 2017 WHS Management Plan

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## EXISTING LANDSCAPE

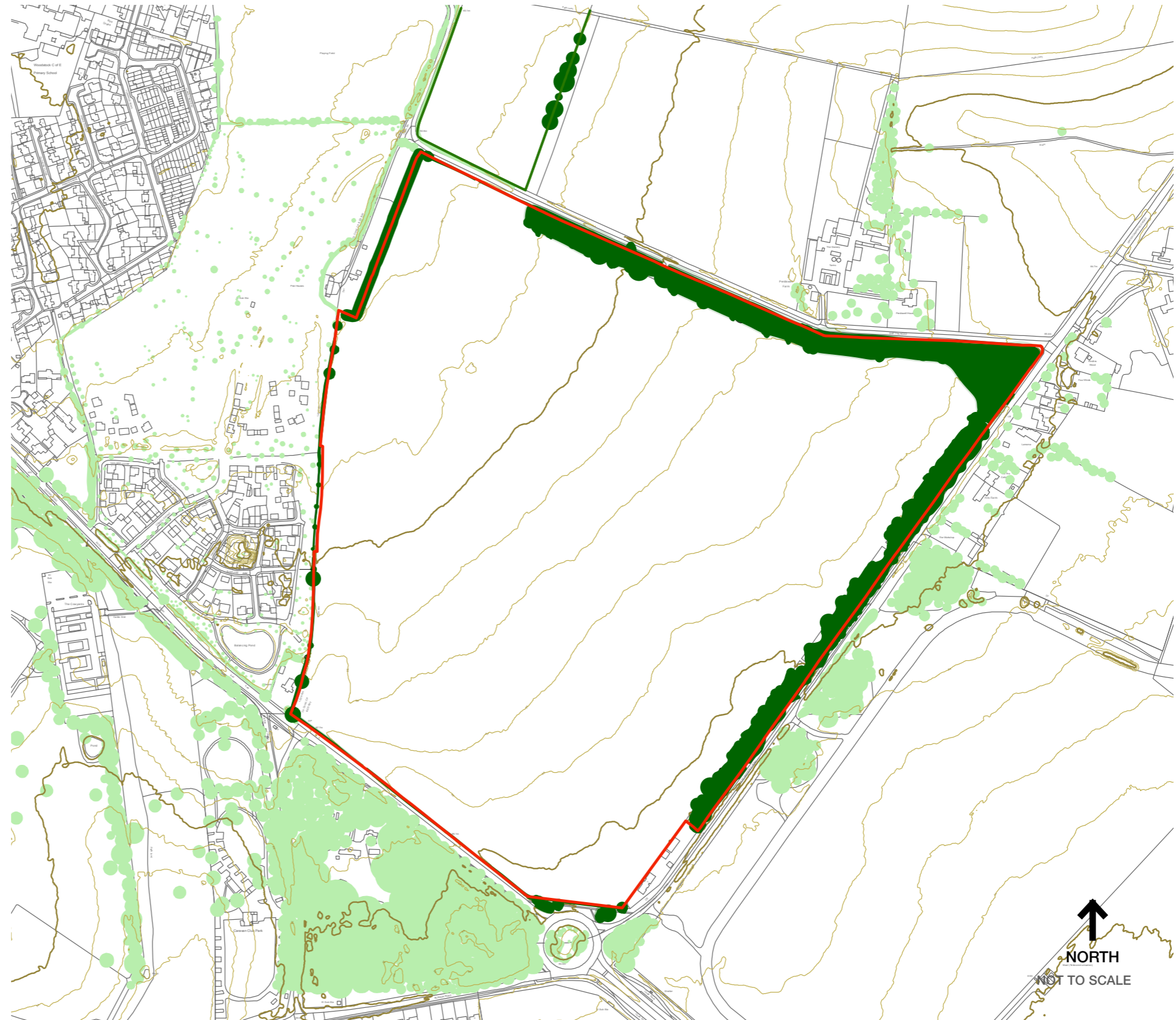
5.12 Along the site's northern and eastern boundaries lies a semi-natural broadleaved woodland belt. This provides a key landscape feature and an important natural resource that should be retained. It also provides a degree of separation between the site and the wider landscape setting whilst providing ecological and amenity value.

5.13 The southern and western boundaries are characterised by a mixed species hedgerow and associated hedgerow trees. A semi-mature tree belt bounds Pest House along the north western boundary.

5.14 The site's vegetation is an important asset that will form a key component of the landscape and character of the site, a positive feature that the design will retain and seek to enhance.

5.15 Views across the site from public locations are limited principally to the immediate landscape setting, most noticeable from Oxford Road and Bladon Roundabout, the historic "Heh Straet" footpath along the western edge of the site, and from Shipton Road immediately adjacent to the north west corner of the site.

-  Site boundary
-  1m contours
-  Tree survey
-  Indicative trees



Existing landscape plan

# 05 THE SITE

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## SITE EDGES AND INTERFACES

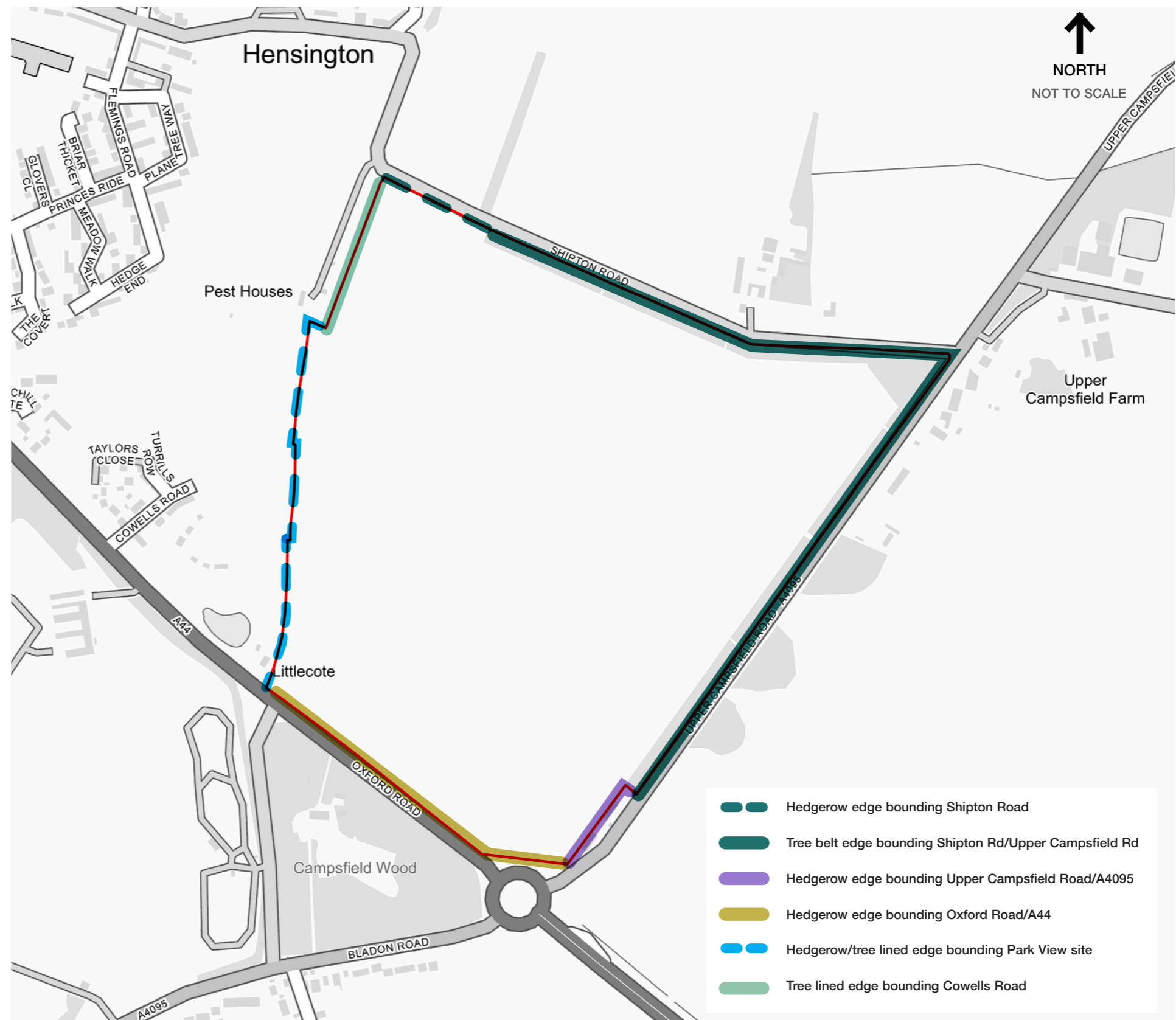
5.16 The site features 6 different edge conditions, illustrated opposite.

5.17 The northern edge of the site is composed of hedgerow planting and bounds on to Shipton Road. It then changes to a much denser edge of tree belt, bounding most of the northern/eastern borders on Shipton Road and down Upper Campsfield Road.

5.18 The southern edge of the site bounds Oxford Road/A44 and is made up of hedgerow planting. The portion adjoining the eastern edge of the site to the south (purple) also features existing hedgerows.

5.19 The western edge comprises a mix of hedgerow planting and trees, neighbouring the new Park View development, a proposal of 254 dwellings. The historic "Heh Straet" footpath, a designated PRow, runs on the eastern side of the existing hedgerow along the entire length of western boundary.

5.20 The site edges are illustrated with photos on pages 38-39.



Site edges plan

## SITE EDGES



Hedgerow edge bounding Shipton Road



Tree belt bounding Shipton Road/Upper Campsfield Road



Hedgerow edge bounding Upper Campsfield Road/A4095 - Adjacent to Woodstock Boarding Cattery



Hedgerow edge bounding Oxford Road/A44



Hedgerow and tree planting along edge bounding Park View site and new access road, Cowells Road