



BLENHEIM ESTATE

HOMES

Land East of  
**Park View**  
Woodstock

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Environmental Statement Addendum





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## Environmental Statement Addendum

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## 1 Introduction

- 1.1 In June 2025, Blenheim Estate Homes submitted an outline planning application to Cherwell District Council (CDC) for the construction of up to 500 dwellings and commercial floorspace (use class E) with associated access, open space and infrastructure at Land East of Park View, Woodstock (application reference: 25/01510/OUT). The application was accompanied by an environmental statement (ES).
- 1.2 Additional environmental information is now being supplied to address comments from consultees, as follows:
- Request from Historic England for the assessment of potential effects on the Blenheim Palace World Heritage Site to be undertaken using UNESCO's (2022) *Guidance and Toolkit for Impact Assessments in a World Heritage Context*, including additional visualisations, and for the potential for cumulative effects with the Botley West Solar Farm to be assessed
  - Request from the Environment Agency for further information on proposed wastewater treatment arrangements and effects on wastewater capacity
  - Request from Oxfordshire County Council's highways team for further information on traffic impacts, access proposals, public transport and pedestrian / cyclist provision
  - Request from CDC's ecologist for further information on habitats, protected species and the potential effects on the Oxford Meadows Special Area of Conservation (SAC) as a result of the increased demand for wastewater treatment
  - Request from CDC's planners to omit the off-site park and ride site proposed by others from the parameter plans
- 1.3 The ES submitted in support of the June 2025 application has been reviewed to determine whether any amendments are required as a result of this additional information. This document reports the results of this review and forms an addendum to the original ES. It should be read alongside the ES.

## 2 Amendments to the main ES document

- 2.1 This section follows the order of the chapters in the ES and provides updates as necessary as a result of the above additional information.

### Non-technical summary

- 2.2 The following sentence is inserted after the fourth sentence of paragraph NTS.16: "The vehicular access into the Park View development will be restricted to buses only."
- 2.3 Paragraphs NTS.22 and NTS.23 are deleted and replaced with the following:
- "Thames Water has advised that an upgrade is planned for Church Hanborough Sewage Treatment Works to improve its capacity to treat the volumes of incoming sewage and reduce the need for untreated discharges in wet weather, which is due to be complete in 2027. It is therefore established that there will be infrastructure upgrades in place to accommodate the

additional wastewater flows at Church Hanborough Sewage Treatment Works.

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. It is envisaged that flows will be pumped along a new rising main that would be installed beneath the public open space in the east and south east of the site, which would become a length of gravity foul sewer as it passes beneath the A44 and Bladon Road to the south of the site. It would then connect to the existing foul sewer in Bladon Road at Thames Water manhole 6601 and be taken to Church Hanborough Sewage Treatment Works. As this is an outline application, this indicative connection point may be subject to change at the detailed application stage, and additional details can be provided through a suitably worded planning condition.”

- 2.4 The following new paragraph is inserted below paragraph NTS.32:

“In its consultation response to the application, Historic England requested that the potential for cumulative effects with the Botley West Solar Farm development (Development Consent Order application reference: EN010147) be examined. This scheme, which comprises around 840 MWe of solar generation development across 1,418 hectares in West Oxfordshire, Cherwell and Vale of White Horse districts, has therefore been added to the cumulative effects assessments. The proposed cable corridor for the solar farm runs to the north and east of the site along Shipton Road and the A4095 Upper Campsfield Road and the nearest area of proposed photovoltaic panels is around 450 m to the south west of the site, in fields to the east of Bladon.”

- 2.5 The second sentence of paragraph NTS.42 is revised to read as follows: “The nature of the Oxford Park & Ride site and Botley West Solar Farm developments means that there is no potential for significant cumulative community and social effects with those schemes.”

- 2.6 The following sentence is added to the end of paragraph NTS.49: “A heritage impact assessment has been carried out in accordance with UNESCO guidance to examine the potential for the proposed development to affect the attributes and outstanding universal value of the world heritage site.”

- 2.7 The last three sentences of paragraph NTS.50 are revised to read as follows: “A slight adverse effect that will not be significant is predicted on the registered park and garden. The new areas of public open space will allow new views towards the park edge, which will be a slight beneficial effect that will not be significant. The heritage impact assessment predicted no significant adverse effects on the outstanding universal value of the Blenheim Palace World Heritage Site.”

- 2.8 The following new paragraph is inserted below paragraph NTS.60:

“The Botley West Solar Farm development includes land to the south east and south of the Blenheim Palace World Heritage Site. The heritage impact assessment concluded that this proposed development would not give rise to cumulative effects on the attributes and outstanding universal value of the world heritage site, taking into account the construction, operation and decommissioning phases of the solar farm development.”

2.9 The following new paragraphs are inserted below paragraph NTS.71:

“Part of the Botley West Solar Farm will be in the same landscape character area as the proposed development. While the solar farm and the proposed development will extend the amount of development within the CW/52 Woodstock character area, mitigation measures are proposed that will integrate the developments into the local landscape. Overall, a slight to moderate, significant adverse cumulative effect is predicted on this landscape character area, although once the solar farm has been decommissioned the effect will return to those assessed for the proposed development alone. No significant cumulative effects are predicted on the other landscape character areas, as distance and intervening vegetation will limit intervisibility between the proposed development and the solar farm.

Users of public right of way 265/24/20 to the south of the site will experience visual effects associated with the solar farm, as the solar panels will be visible immediately next to the north of the footpath and partially visible to the south beyond an existing hedgerow. A large proportion of the public right of way will be affected by the introduction of the panels, which will lead to a substantial, significant cumulative effect on views. However, it should be noted that most of this cumulative effect will result from the solar farm, rather than the proposed development. Filtered mid-range views of the solar farm will be available to the west of the A44 Woodstock Road, beyond existing vegetation. The proposed development will be to the north east of the road and largely screened by existing and proposed vegetation, so the two developments will not be seen within the same direction of view or visual context. The combined visual effects with the solar farm will therefore not be greater than the effects of the proposed development alone.”

2.10 Paragraph NTS.82 is deleted and replaced with the following paragraphs:

“The other residential 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 residential 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 with these developments.

The ecological assessment of the Botley West Solar Farm identified significant residual effects on wintering birds. Significant beneficial effects were identified for nationally designated nature conservation sites, locally designated nature conservation sites, hedgerows, waterbodies, breeding birds (other than skylark), great crested newts, bats and dormice, so there is no potential for significant adverse cumulative effects on these species.

The Botley West Solar Farm will not generate additional recreational pressure or emissions to air during operation, and emissions during construction and decommissioning will be limited and spread out over a very large area, so no significant cumulative effects are predicted on Blenheim Park SSSI or Oxford Meadows SAC. The Botley West Solar Farm will have an adverse effect on skylark, which the ecological assessment considers to be not significant.

However, any impacts on skylark from the Land East of Park View development will be fully compensated for at the local level, which will prevent any loss or impact on this species. There is therefore no potential for significant adverse cumulative effects with the Botley West Solar Farm.”

- 2.11 Paragraph NTS.88 is deleted and replaced with the following:

“Traffic flows associated with the other consented and committed residential developments in the area were incorporated within the traffic modelling. There will therefore be no significant cumulative traffic and transport effects with those developments. The potential for cumulative effects with the Botley West Solar Farm was also examined. The solar farm will generate construction traffic for two years from July 2026 and the traffic flows forecast from the solar farm are low and temporary. Peak vehicle flows past the proposed development site (on the A4095) are forecast to be 28 cars and 145 HGVs a day for four months. Peak hour flows will be less than 20 vehicles. The solar farm will have been completed and will be generating very minimal amounts of traffic by the time the proposed development is fully occupied. As a result, no significant cumulative traffic and transport effects are predicted.”

- 2.12 Figures NTS.3a to NTS.3e (parameter plans) and NTS.4 are deleted and replaced with the revised versions included at the end of this section.

### **Chapter 1: Introduction**

- 2.13 No amendments are required.

### **Chapter 2: Site description and proposed development**

- 2.14 The following sentence is inserted after the fourth sentence of paragraph 2.18: “The vehicular access into the Park View development will be restricted to buses only.”

- 2.15 Paragraphs 2.28 to 2.30 are deleted and replaced with the following:

“Thames Water is the sewerage undertaker for the area. Woodstock is primarily served by an existing gravity network, which leads to a wastewater pumping station. This pumps effluent to the Woodstock Sewage Treatment Works, approximately 1.1 km to the north west of the site. The nearest foul sewers to the site are within the ongoing Park View development to the west. There is also a 150 mm diameter foul sewer within Shipton Road to the north west of the Park View development and another within Bladon Road to the south of the site. The latter eventually discharges to Church Hanborough Sewage Treatment Works, approximately 4.5 km to the south west of the site.

Thames Water has advised that an upgrade is planned for Church Hanborough Sewage Treatment Works to improve its capacity to treat the volumes of incoming sewage and reduce the need for untreated discharges in wet weather, which is due to be complete in 2027. It is therefore established that there will be infrastructure upgrades in place to accommodate the additional wastewater flows at Church Hanborough Sewage Treatment Works.

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.

It is envisaged that flows will be pumped along a new rising main that would be installed beneath the public open space in the east and south east of the site, which would become a length of gravity foul sewer as it passes beneath the A44 and Bladon Road to the south of the site. It would then connect to the existing foul sewer in Bladon Road at Thames Water manhole 6601 and be taken to Church Hanborough Sewage Treatment Works. As this is an outline application, this indicative connection point may be subject to change at the detailed application stage, and additional details can be provided via a suitably worded planning condition.”

- 2.16 Figures 2.2a to 2.2e (parameter plans) are deleted and replaced with the revised versions included at the end of this section.

### **Chapter 3: Environmental issues and methodology**

- 2.17 The following new paragraph is inserted below paragraph 3.18:

“In its consultation response to the application, Historic England requested that the potential for cumulative effects with the Botley West Solar Farm development (Development Consent Order application reference: EN010147) be examined. This scheme, which comprises around 840 MWe of solar generation development across 1,418 hectares in West Oxfordshire, Cherwell and Vale of White Horse districts, has therefore been added to the cumulative effects assessments. The proposed cable corridor for the solar farm runs to the north and east of the site along Shipton Road and the A4095 Upper Campsfield Road and the nearest area of proposed photovoltaic panels is around 450 m to the south west of the site, in fields to the east of Bladon.”

- 2.18 Figure 3.2 is deleted and replaced with the revised version included at the end of this section.

### **Chapter 4: Community and social effects**

- 2.19 The second sentence of paragraph 4.65 is revised to read as follows: “The nature of the Oxford Park & Ride site and Botley West Solar Farm developments means that there is no potential for significant cumulative community and social effects with those schemes.”
- 2.20 No other amendments are required to this chapter and the results of the assessment are not affected.

### **Chapter 5: Cultural heritage**

- 2.21 The last sentence of paragraph 5.21 is revised to read as follows: “These are quoted in full in the Heritage Impact Assessment (HIA) in technical appendix C3, which also provides an outline of the international conventions, charters and specific guidance relevant to WHSs.”
- 2.22 The last sentence of paragraph 5.23 is deleted and replaced with the following: “See the HIA in technical appendix C3 for further information. The guidance:”
- 2.23 The following sentence is added to the end of paragraph 5.26: “The HIA in technical appendix C3 follows this structure to assess the potential effects of

the proposed development specifically in relation to any contribution of setting to the attributes and OUV of the WHS.” Paragraph 5.27 is deleted.

2.24 The last sentence of paragraph 5.32 is deleted and replaced with the following: “The HIA in technical appendix C3 provides an assessment of the effects of the proposed development on the OUV of the Blenheim Palace WHS, including any contribution made by its setting, using the structure given in the 2022 UNESCO toolkit. The adopted SOUV and attributes for the WHS are reproduced in that document.”

2.25 The first sentence of paragraph 5.34 is revised to read as follows: “This chapter makes use of the zone of theoretical visibility (ZTV), representative viewpoint photographs and visualisations produced for the landscape and visual effects assessment in chapter 6, figures 6.7 to 6.25 and 6.32 to 6.51.”

2.26 Paragraph 5.45 is deleted and replaced with the following:

“The guidance and methodology relating to the assessment of potential effects in relation to the attributes and OUV of the Blenheim Palace WHS, including any contribution made by its setting, is given in technical appendix C3.”

2.27 The last sentence of paragraph 5.121 is revised to read as follows: “The adopted SOUV and the seven attributes are quoted in the HIA in technical appendix C3.”

2.28 The following new paragraph is inserted below paragraph 5.130:

“The HIA in technical appendix C3 expands on these elements of the setting to evaluate the contribution of each to the OUV of the WHS.”

2.29 The second sentence of paragraph 5.142 is revised to read as follows: “The presence of the construction works will be a feature of the experience of the wider setting of the assets that are closest to the site boundary (LB1, LB2) and the east edge of Blenheim Park RPG, although they will be separated from the construction work by the wide area on the south and west of the site proposed as open space.” The following new paragraph is inserted below paragraph 5.142:

“In relation to the seven attributes that convey the OUV of the WHS, the HIA in technical appendix C3 concludes that there will be no change to attributes 1-3, 5, 6 and 7 during construction. For attribute 4, a negligible change and minor impact is predicted because of the temporarily changed character of the approach to Woodstock on the A44 as a result of the presence of the construction activity. In accordance with figure 5.6, this will be a negligible magnitude of change to an asset of high importance, which will result in a temporary negligible to slight adverse effect that is not significant.”

2.30 Paragraph 5.150 is deleted and replaced with the following:

“The following assessment refers where relevant to the ZTV (figure 6.7) and the visualisations produced as part of the assessment of landscape and visual effects in chapter 6. Figures 6.23-6.25, 6.32-6.33, 6.35-6.38, 6.40-6.43, 6.45-6.48 and 6.50-6.51 illustrate the likely views of the proposed development as it would be seen from several points on the approach on the

A44 from the south, from the edge of the park near The Cowyards and from Shipton Road to the north.”

2.31 The first sentence of paragraph 5.160 is deleted and replaced with the following: “Visualisations of the proposed development at points along the approach on the A44, at completion and after 15 years, are illustrated in figures 6.23, 6.32-6.33, 6.35-6.38, 6.40-6.43, 6.45-6.48 and 6.50-6.51. In the views towards the park, the open space across the southern part of the site and the landscape strategy will ensure that the approach remains dominated by the vegetation, with potential only for glimpses of the built development set back over 300 m from the road corridor and softened by the planting on the edge.”

2.32 Paragraph 5.162 is deleted and replaced with the following:

“The assessment of effects on the OUV of the WHS in the HIA in technical appendix C3 concludes that there will be no post-construction effects on attributes 1-3, 5, 6 and 7. A negligible magnitude of change and minor impact is predicted to attribute 4, as a result of the visual changed experienced on the approach to Blenheim along the A44 and the predicted glimpsed views of the built development through the layers of planting on the site boundary and within the woodland groups. These are illustrated in the visualisations in figures 6.43, 6.45 and 6.46. In accordance with figure 5.6, this will be a negligible change to an asset of high importance, which will result in a permanent slight adverse effect that is not significant. With the proposed mitigation in place, the HIA predicts that this will be reduced to a neutral impact and no effect. The financial contribution to the conservation, maintenance and restoration of the WHS will be a negligible to small magnitude of change and a slight to moderate beneficial effect that is significant.”

2.33 The following sentence is inserted after the first sentence of paragraph 5.181: “There is no potential for cumulative effects on heritage assets in the study area and the HIA in technical appendix C3 finds no potential for cumulative effects on the OUV of the WHS.”

2.34 The last sentence of paragraph 5.182 is revised to read as follows: “No cumulative effects are predicted on heritage assets in the study area or on the WHS.” The following new paragraph is inserted beneath paragraph 5.182:

“The Botley West Solar Farm development (Development Consent Order application reference: EN010147) includes land to the south east and south of Blenheim Palace WHS. The HIA in technical appendix C3 finds no potential for cumulative effects on the attributes and OUV of the WHS in the construction, operation or decommissioning phases of the solar farm development.”

### **Chapter 6: Landscape and visual effects**

2.35 The following new sentences are added to the end of paragraph 6.95: “Additional summer view photographs were taken for viewpoints 4, 5, 6 and 12 during 2025 and are illustrated on figures 6.34, 6.39, 6.44 and 6.49. Subsequent winter and summer Type 4 photomontages were produced for each of those four viewpoints along the A44 Oxford Road and A44 Woodstock Road in response to Historic England’s consultation request.

These are provided in figures 6.32-6.33, 6.35-6.38, 6.40-6.43 6.45-6.48 and 6.50-6.51.”

2.36 The following new paragraphs are inserted below paragraph 6.158:

“The Botley West Solar Farm (Development Consent Order application reference: EN010147) partly lies within the development proposals’ LVIA 2.5-km study area. This scheme comprises around 840 MWe of solar generation development across 1,418 ha in West Oxfordshire, Cherwell and Vale of White Horse districts. The proposed cable corridor for the solar farm runs to the north and east of the site along Shipton Road and the A4095 Upper Campsfield Road.

A proportion of the proposed solar farm lies approximately 850 m to the north of the site and falls within the CW/52 Woodstock and CW/51 North Aston landscape character areas. Approximately 450 m to the south of the site, and east of Bladon, an area of the proposed photovoltaic panels lies within the CW/52 Woodstock and UT/27 Bladon landscape character areas. The solar farm scheme lies in the same character area (CW/52 Woodstock) as the development proposals, and this has the potential to cumulatively affect the perceptual qualities of the landscape character.

The detailed assessment of the development proposals in paragraph 6.113 concludes a high / medium sensitivity and a small magnitude of landscape effects on the CW/52 Woodstock landscape character area, resulting in a slight adverse (not significant) degree of effect at completion. It is expected that there will be no or limited intervisibility between the solar farm and the development proposals. The photovoltaic panels would also be decommissioned in the future and therefore the temporary nature and reversibility of the solar farm will minimise any perceived impact. The development proposals consist of a housing scheme and supporting infrastructure, which will be permanent. Overall, the combined perceived change in landscape character in the long term would be limited.

The Botley West Solar Farm LVIA based its assessment on the local landscape character areas (Cherwell District Council); however, the two landscape characters assessed (CW/52 Woodstock and Lower Cherwell Floodplain) share some similarities both in their character area extents and key characteristics. The Botley West Solar Farm LVIA assessed the solar farm as partially lying within the Lower Cherwell Floodplain landscape character area. This has been assessed as having a medium-low sensitivity and high magnitude of effects *“contained to within the site and its immediate proximity, occurring only in a localised extent of the Lower Cherwell Floodplain LCA in the medium term, until such time as the proposed mitigation planting develops and matures.”*

The report goes on to state that *“direct perceivable effects on the landscape character would be predominantly contained within the site and its local context up to approximately 0.5 km. Beyond this distance, effects on landscape character would rapidly decrease to a negligible scale”* and that *“it is judged that the intrinsic and prevailing characteristics of the Lower Cherwell Floodplain LCA would not be discernibly affected through the introduction of the project.”* Given that the solar farm is within approximately 450-850 m of the development proposals, it is considered that the combined effects would result in a slight increase in the magnitude of the effect to small to medium,

resulting in a slight to moderate, significant cumulative effect at completion. However, the overall prevailing characteristics of the CW/52 Woodstock character would not be discernibly affected.

Whilst the solar farm and the development proposals combined would extend the amount of development within the character area and contribute to the loss of agricultural land, and therefore alter a key characteristic of the landscape character, the proposed mitigation measures are expected to integrate the proposals into the local landscape. In addition, in the long term, once the solar farm has been decommissioned, these effects will return to those assessed for the proposed development alone.

The detailed assessment of the proposed development in paragraphs 6.114 and 6.115 concludes a medium sensitivity and negligible magnitude of landscape effects on both the CW/51 North Aston and UT/27 Bladon landscape character areas, resulting in a negligible adverse (not significant) degree of effect at completion. Distance and intervening vegetation will limit intervisibility between the solar farm and the development proposals. It is therefore expected that the cumulative effects will continue to have a negligible impact on both the wider landscape of CW/51 North Aston and UT/27 Bladon landscape character areas' perceptual qualities, resulting in a negligible adverse (not significant) cumulative effect at completion.

The detailed assessment of the development proposals in paragraph 6.132 concludes a medium sensitivity and small magnitude of visual effects on the users of public rights of way to the south of the site, including right of way 265/24/20, resulting in a slight adverse (not significant) effect at completion. Viewpoint 2 (figures 6.9 and 6.9a) is taken from public right of way 265/24/20 and is predicted to experience visual effects associated with the solar farm. Along this route, the solar panels will be directly visible immediately adjacent to the receptor to the north and partially visible to the south of the public right of way beyond an existing hedgerow. The solar farm will affect the experiential qualities of this route. The solar farm proposals will not screen or filter views of the development proposals and will be seen obliquely to the proposals. The proposed development will continue to be set behind existing and proposed vegetation along the A44 Oxford Road and A4095 Upper Campsfield Road.

A large proportion of the right of way would be affected by the introduction of the photovoltaic panels, increasing the overall magnitude of effect to large and resulting in a substantial, significant cumulative effect. It should be noted that the majority of this cumulative effect will result from the solar farm, rather than the proposed development. In the long term, once the solar farm has been decommissioned, these effects will return to those previously assessed for the proposed development alone.

The detailed assessment of the development proposals in paragraph 6.126 concludes a low sensitivity and small magnitude of visual effects on the users of the A44 Woodstock Road, resulting in a slight adverse (not significant) effect at completion. Viewpoint 5 (figures 6.12, 6.12a and 6.37-6.41a) is taken from the A44 Woodstock Road. This is a transitory route used by motorists, bus users, cyclists and pedestrians.

Oblique filtered mid-range views of the solar farm will be afforded beyond existing vegetation along field boundaries to the west of the visual receptor.

The solar farm will be seen as separate from the development proposals. The proposed development will be to the north east of the visual receptor and largely screened by existing and proposed vegetation, and therefore the two developments are not expected to be seen within the same direction of view or visual context. It is considered that the cumulative, combined visual effects with the solar farm will not be greater than the effects attributed to the development proposals as individually assessed.”

- 2.37 The new visualisation figures are provided at the end of this section.

### **Chapter 7: Natural heritage**

- 2.38 Paragraph 7.91 is deleted and replaced with the following:

“The potential for the treatment of wastewater from the proposed development to affect the SAC is examined in the HRA submitted in support of the planning application. At this stage, it is envisaged that wastewater will be treated at Church Hanborough Sewage Treatment Works (STW), with details to be provided via a suitably worded planning condition. Treated wastewater from Church Hanborough STW discharges to the Hanborough Stream, which then enters the River Evenlode near Cassington. The River Evenlode joins the River Thames south of Cassington, which then flows adjacent to the SAC. Thames Water has confirmed that an upgrade is planned for Church Hanborough STW that will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme is due to be completed in 2027. If Thames Water is able to increase its capacity to treat wastewater from the proposed development, then there will be no significant adverse effects on the SAC.

- 2.39 Paragraph 7.98 is deleted and replaced with the following:

“As discussed above, it is envisaged that wastewater from the proposed development will be treated at Church Hanborough STW. The treated wastewater will discharge into the River Evenlode downstream of Blenheim Park SSSI, so there is no potential for an effect on the SSSI as a result of changes to water quality.”

- 2.40 The following new paragraphs are inserted beneath paragraph 7.173:

“The ecological assessment of the Botley West Solar Farm identified significant residual effects on wintering birds. Significant beneficial effects were identified for nationally designated nature conservation sites, locally designated nature conservation sites, hedgerows, waterbodies, breeding birds (the potential for adverse cumulative effects on skylark is considered below), great crested newts, bats and dormice. The ecological assessment identified the loss of arable fields used by skylark.

The mitigation to be provided by the Botley West Solar Farm includes protection measures during construction and the provision of a green corridor along the River Evenlode. The development will result in biodiversity net gain.

Given that the Botley West Solar Farm will not generate additional recreational pressure, no significant cumulative effects are anticipated on Blenheim Park SSSI or Oxford Meadows SAC. As the Botley West Solar

Farm will not generate emissions to air during operation, and given that emissions during construction and decommissioning will be limited and will be spread out over a very large area, there are not anticipated to be any adverse cumulative effects via air pollution.

Given that the boundary features, such as hedgerows and watercourses, will be largely retained by the Botley West Solar Farm development, the extent of the habitat corridor to be provided along the River Evenlode in that scheme, and the fact that the ecological assessment for Botley West concludes that the adverse effect on bats will be negligible, there is no scope for significant cumulative effects on bats.

Botley West will have an adverse residual effect on skylark, which the ecological assessment considers to be non-significant. However, as any impacts on skylark from the Land East of Park View development will be fully compensated for at the local level (via the creation of skylark plots on off-site arable land, which will prevent any loss or impact on this species at the local level and above), there is no scope for any significant cumulative effects on this species.

Taking into account the Botley West Solar Farm project, the proposed development will not have any significant cumulative effects on ecological receptors.”

- 2.41 No other amendments are required to this chapter and the results of the assessment are not affected.

### **Chapter 8: Traffic and transport**

- 2.42 The following new paragraphs are inserted below paragraph 8.81:

“The traffic generation implications of the Botley West Solar Farm are considered across three main documents in the submission: ES Volume 1 Chapter 12: Traffic and Transport – September 2025, ES Volume 3 Appendix 12.6: Construction Vehicle Trip Generation Assumptions – November 2024, and ES Volume 3 Appendix 12.7: Traffic Flows with Construction Traffic, September 2025. These documents have been reviewed to examine the potential for cumulative effects with the proposed development.

Appendix 12.6 confirms that the solar farm will generate construction traffic for a period of 24 months from July 2026. On that basis, it is unlikely that the construction traffic will cumulatively interact in any material way with any significant development numbers on the application site. To the extent that it would, traffic flows forecast from the solar farm are low and temporary. Peak vehicle flows past the proposed development site (on the A4095) are forecast to be 28 cars and 145 HGVs per day (Annex A1 of Appendix 12.7). It is further confirmed at Annex A1 that this will only occur for a period of four months. Peak hour flows are less than 20 vehicles (Annex A4 of Appendix 12.6).

On this basis, the solar farm traffic flows will have no material interaction with environmental traffic impact assessments for the application site. The flows will be temporary and low and will not change the overall conclusions in terms of the assessment, which in any event assesses a future year (2031) when the solar farm (if consented) will have been completed and therefore will be

generating very minimal levels of traffic. No significant cumulative effects are predicted.”

- 2.43 No other amendments are required to this chapter and the results of the assessment are not affected.

**Chapter 9: Summary tables**

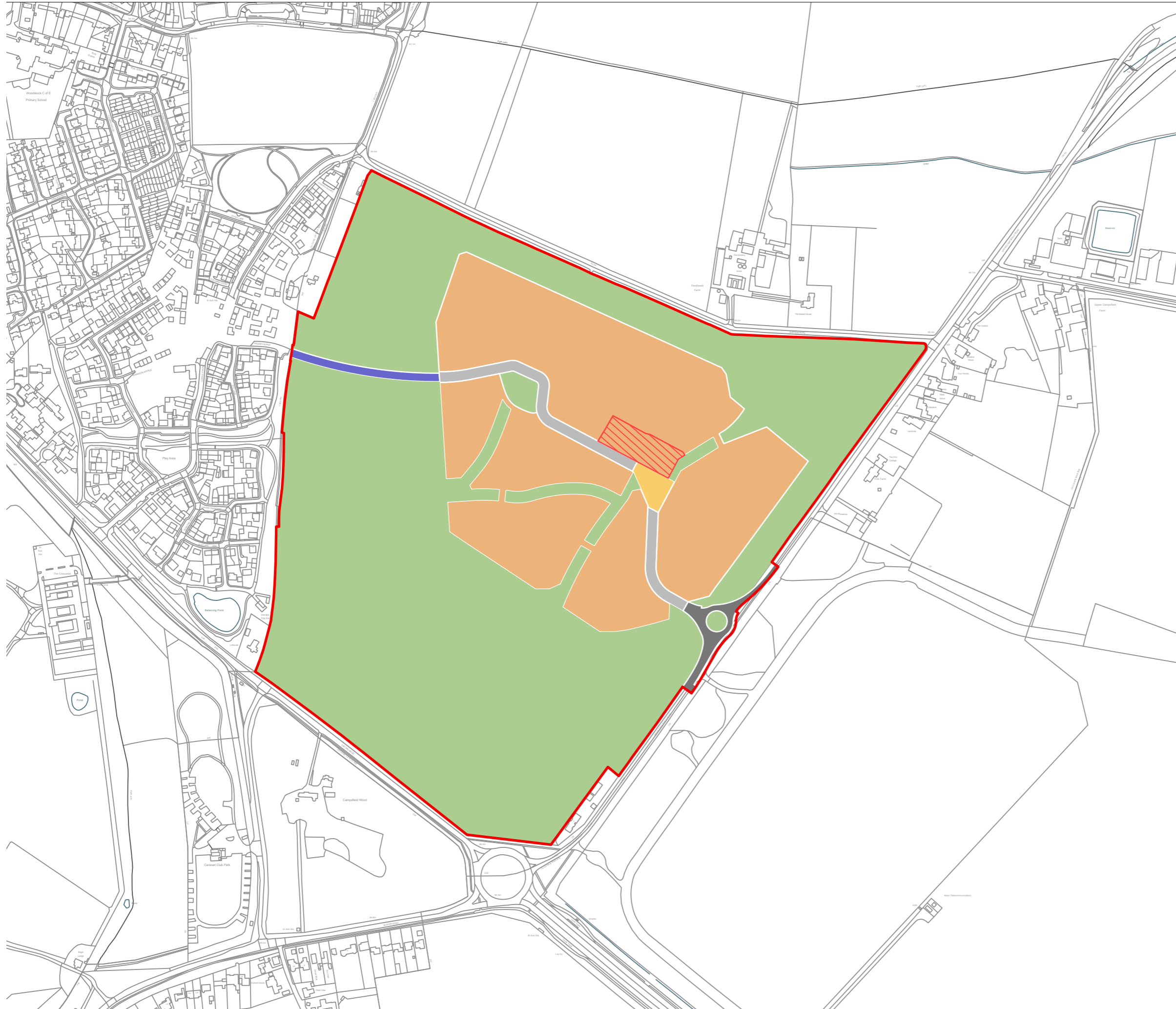
- 2.44 No amendments are required.

**Glossary**

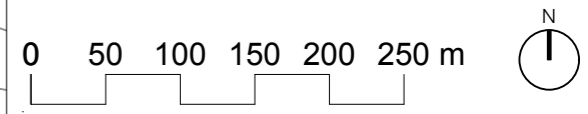
- 2.45 No amendments are required.

**Replacement and new figures: main ES document**

- Figure NTS.3a / 2.2a: Land use parameter plan
- Figure NTS.3b / 2.2b: Landscape parameter plan
- Figure NTS.3c / 2.2c: Building heights parameter plan
- Figure NTS.3d / 2.2d: Building density parameter plan
- Figure NTS.3e / 2.2e: Access and movement parameter plan
- Figure NTS.4 / 3.2: Location of developments considered in the cumulative effects assessment
- Figure 6.32: Viewpoint 4 (winter) photomontage at year 1
- Figure 6.32a: Viewpoint 4 continued (winter) photomontage at year 1
- Figure 6.33: Viewpoint 4 (winter) photomontage at year 15
- Figure 6.33a: Viewpoint 4 continued (winter) photomontage at year 1
- Figure 6.34: Viewpoint 4 (summer) baseline
- Figure 6.34a: Viewpoint 4 continued (summer) baseline
- Figure 6.35: Viewpoint 4 (summer) photomontage at year 1
- Figure 6.35a: Viewpoint 4 continued (summer) photomontage at year 1
- Figure 6.36: Viewpoint 4 (summer) photomontage at year 15
- Figure 6.36a: Viewpoint 4 continued (summer) photomontage at year 15
- Figure 6.37: Viewpoint 5 (winter) photomontage at year 1
- Figure 6.37a: Viewpoint 5 continued (winter) photomontage at year 1
- Figure 6.38: Viewpoint 5 (winter) photomontage at year 15
- Figure 6.38a: Viewpoint 5 continued (winter) photomontage at year 15
- Figure 6.39: Viewpoint 5 (summer) baseline
- Figure 6.39a: Viewpoint 5 continued (summer) baseline
- Figure 6.40: Viewpoint 5 (summer) photomontage at year 1
- Figure 6.40a: Viewpoint 5 continued (summer) photomontage at year 1
- Figure 6.41: Viewpoint 5 (summer) photomontage at year 15
- Figure 6.41a: Viewpoint 5 continued (summer) photomontage at year 15
- Figure 6.42: Viewpoint 6 (winter) photomontage at year 1
- Figure 6.42a: Viewpoint 6 continued (winter) photomontage at year 1
- Figure 6.43: Viewpoint 6 (winter) photomontage at year 15
- Figure 6.43a: Viewpoint 6 continued (winter) photomontage at year 15
- Figure 6.44: Viewpoint 6 (summer) baseline
- Figure 6.44a: Viewpoint 6 continued (summer) baseline
- Figure 6.45: Viewpoint 6 (summer) photomontage at year 1
- Figure 6.45a: Viewpoint 6 continued (summer) photomontage at year 1
- Figure 6.46: Viewpoint 6 (summer) photomontage at year 15
- Figure 6.46a: Viewpoint 6 continued (summer) photomontage at year 15
- Figure 6.47: Viewpoint 12 (winter) photomontage at year 1
- Figure 6.47a: Viewpoint 12 continued (winter) photomontage at year 1
- Figure 6.48: Viewpoint 12 (winter) photomontage at year 15
- Figure 6.48a: Viewpoint 12 continued (winter) photomontage at year 15
- Figure 6.49: Viewpoint 12 (summer) baseline
- Figure 6.49a: Viewpoint 12 continued (summer) baseline
- Figure 6.50: Viewpoint 12 (summer) photomontage at year 1
- Figure 6.50a: Viewpoint 12 continued (summer) photomontage at year 1
- Figure 6.51: Viewpoint 12 (summer) photomontage at year 15
- Figure 6.51a: Viewpoint 12 continued (summer) photomontage at year 15



- 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) 32.73ha
- Primary street 0.73ha
- Link to Park View 0.24ha
- New A4095 junction 0.347ha
- Community square 0.21ha

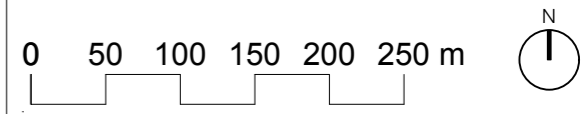


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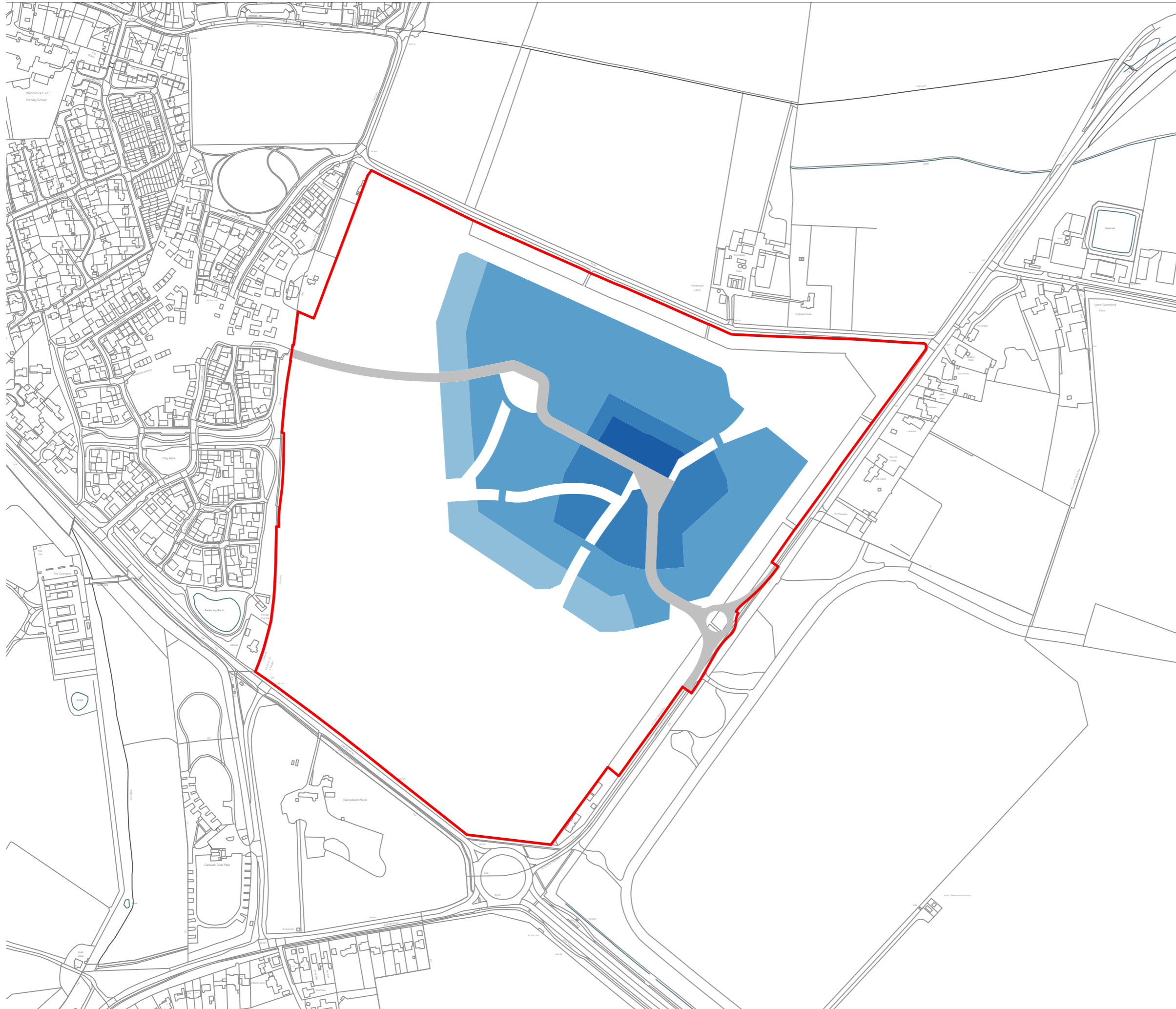


- Site boundary 48.846ha (120.70 acres)
- Existing trees and hedgerows to be retained and enhanced (refer to AIA for further details)
- Existing trees and hedgerows to be removed (refer to AIA for further details)
- Open space (including Amenity Green Space, Natural & Semi-Natural Green Space, Parks 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).

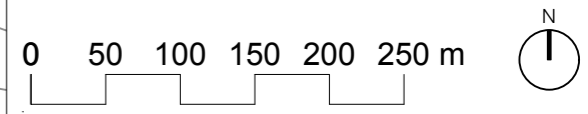


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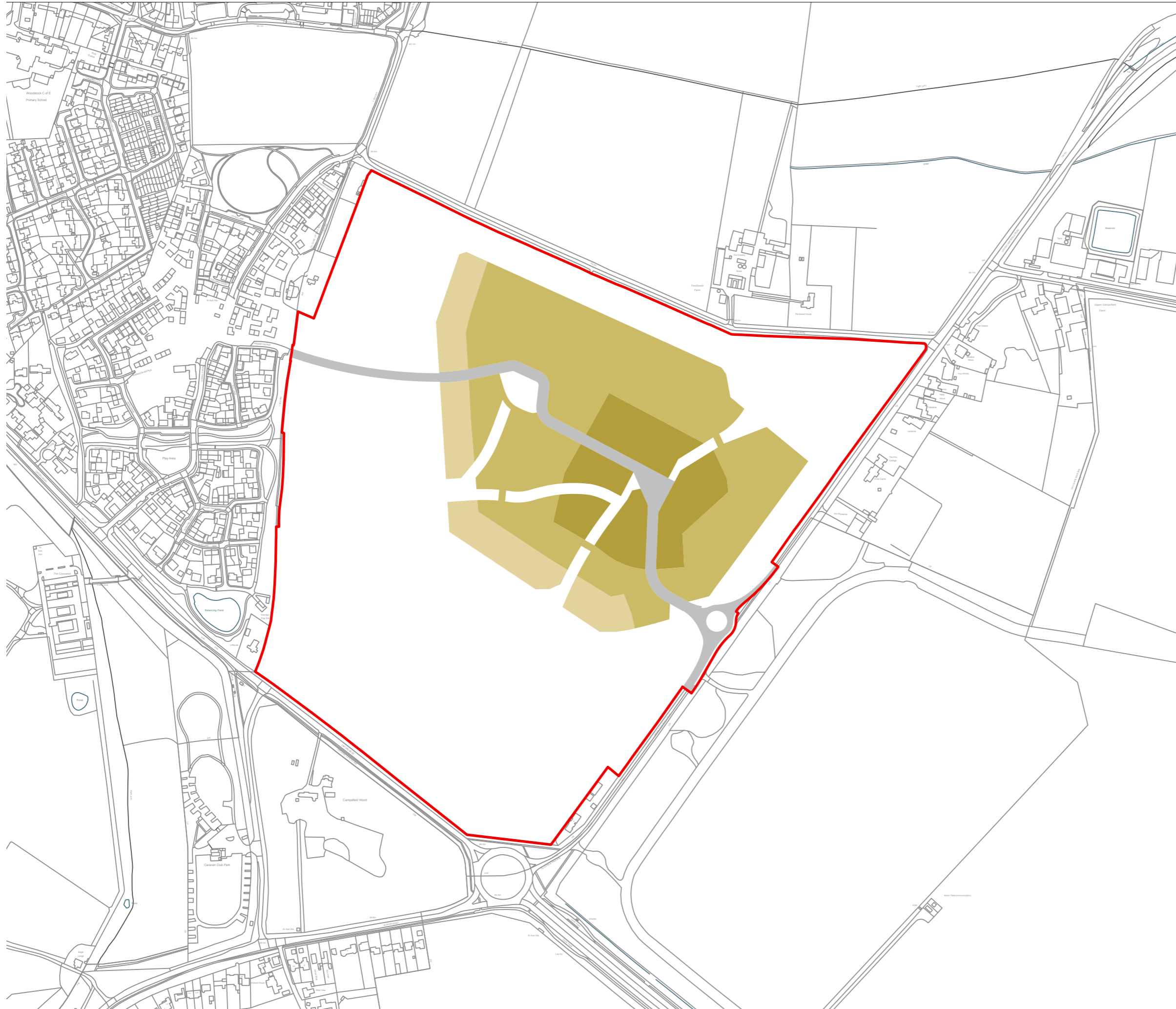


- Site boundary 48.846ha (120.70 acres)
  - Up to 2 storey (9m)
  - Up to 2.5 storey (10m)
  - Up to 3 storey (11.5m)
  - Up to 3 storey (12.5m) for Use Class E / residential
  - Primary street, junction and link to Park View
- Note - heights given exclude a further 1m of potential additional land raising above existing AOD level

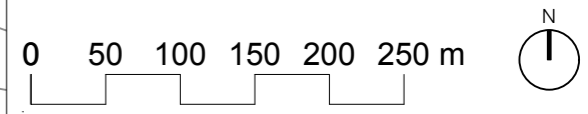


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- Site boundary 48.846ha (120.70 acres)
- Residential density 27.5dph
- Residential density 34dph
- Residential density 42dph including units above Use Class E
- Primary street, junction and link to Park View

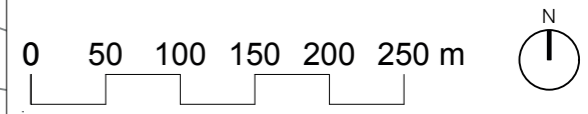


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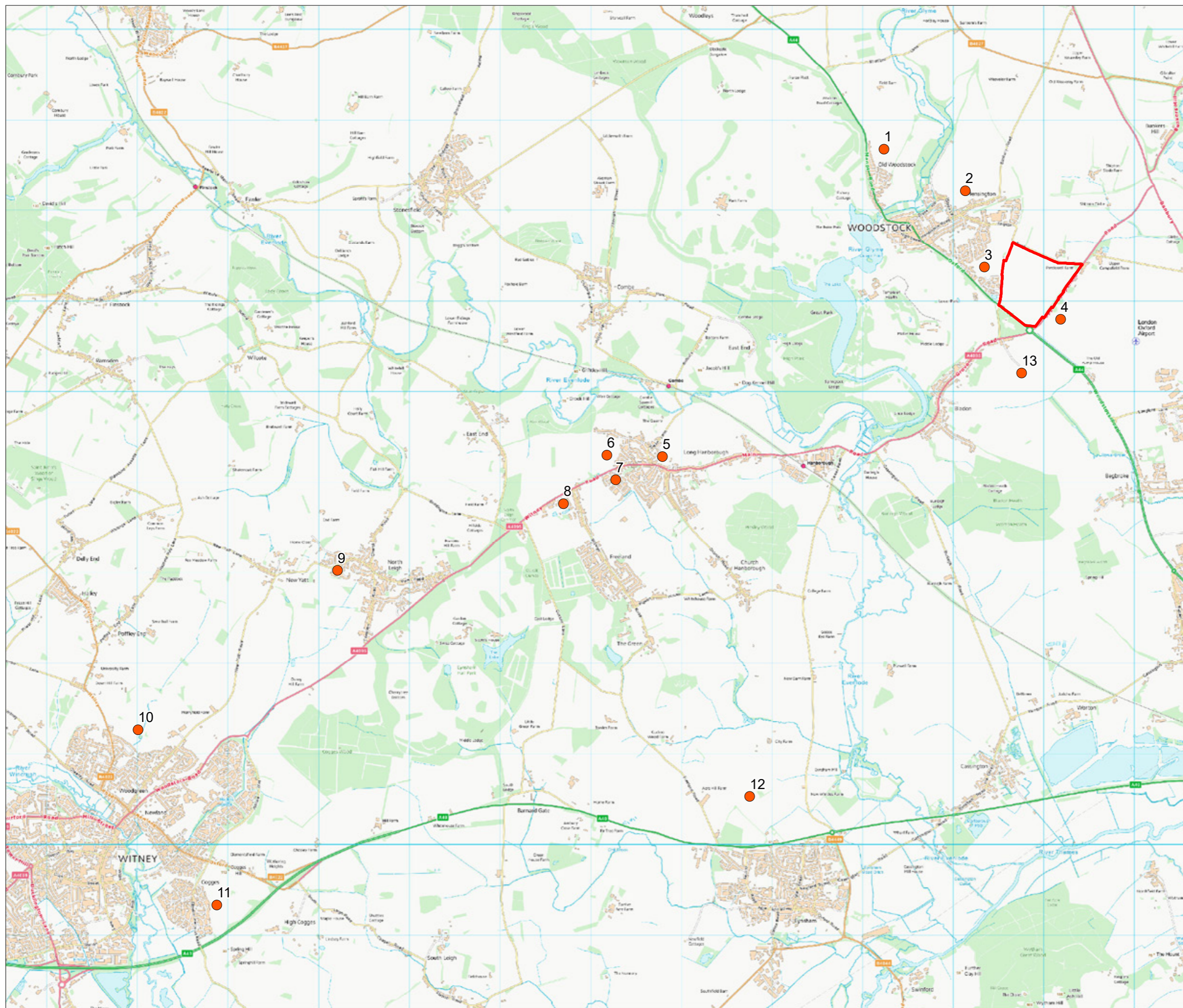


- Site boundary 48.846ha (120.70 acres)
- Residential
- Use Class E / residential 0.44ha  
(Precise location determined at detailed design stages +/- 5m of alignment shown)
- Vehicular access/junction off A4095
- Vehicular access from Park View
- Junction access and link road
- Primary street
- Secondary 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
- Bus gate

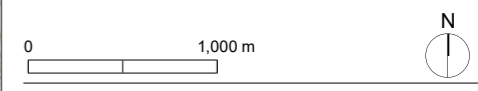


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- Site boundary
  - Cumulative projects
1. Land North of Hill Rise, Woodstock
  2. Land North of Banbury Road, Woodstock
  3. Land East of Woodstock
  4. Oxford Park & Ride site, Woodstock
  5. Land at Myrtle Farm, Long Hanborough
  6. Land North of 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
  13. Botley West Solar Farm



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