



ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT

REQUEST FOR EIA SCOPING OPINION

Erection of up to 1,500 dwellings including affordable housing and a 150 unit care village with associated publicly accessible ancillary facilities; site for new primary school; up to 3,000 sqm of retail space including 2,325sqm supermarket; up to 7,500 sqm of locally led employment (B1, B2, B8) space; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; provision of site for new park and ride facility; and associated infrastructure, engineering and ancillary works, with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)

Land to the south east of Woodstock

For PYE HOMES LTD AND THE VANBRUGH UNIT TRUST

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Table of Contents

1 INTRODUCTION	4
2 THE SITE AND THE PROPOSALS	7
3 THE APPROACH TO EIA	9
4 COMMUNITY, ECONOMIC AND RETAIL	11
5 TRANSPORT AND ACCESSIBILITY	14
6 FLOOD RISK, DRAINAGE AND WATER RESOURCES	16
7 LIGHTING	18
8 AIR QUALITY	21
9 NOISE AND VIBRATION	25
10 LANDSCAPE AND VISUAL IMPACT	27
11 GROUND CONDITIONS	32
12 ARCHAEOLOGY AND CULTURAL HERITAGE	35
13 ECOLOGY AND NATURE CONSERVATION	37
14 SUMMARY	41
APPENDIX A	43

1 INTRODUCTION

- 1.1 Pye Homes Ltd and Vanbrugh Unit Trust intend to apply to Cherwell District Council and West Oxfordshire District Council for planning permission for a mixed use development on land to the east of Woodstock between Oxford Road, Upper Campsfield Road and Shilton Road, located partly in Cherwell District, and partly in West Oxfordshire District areas.
- 1.2 This request for an Environmental Impact Assessment (EIA) Scoping Opinion is made under Regulation 13 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011. Because the proposal straddles two District Council areas, it is anticipated that two identical planning applications will be submitted, and therefore this Scoping Request is made identically to each District Council.
- 1.3 This report provides details of the site (hereafter referred to as the 'Site'); the proposed development and the scope of the proposed EIA; the proposed EIA methodology and the likely significant environmental effects arising from the proposed development.
- 1.4 The Councils are expected to respond to this request within five weeks of registering its receipt.

The Site

- 1.5 The proposal Site is located adjacent to the A44 and the southern edge of Woodstock, some 13 kilometres north of Oxford City Centre (see L01 and L02 in appendix A). The site area is approximately 66 ha in size.
- 1.6 The Site slopes gently from north to south and mostly comprises agricultural fields with established trees and hedgerows. There is substantial woodland and hedgerows defining the main boundaries.
- 1.7 The Site incorporates the part of the A44 and the A4095 adjacent to the site, and a section of Shipton Road running north.
- 1.8 The main land uses adjacent to the Site are the residential dwellings and school playing fields forming part of Woodstock town on its north west side, the A4095 (Upper Campsfield Road) on the south east, beyond which lies Kidlington/Oxford airport, Shipton Road and agricultural fields on the north east side, and the A44 (Oxford Road) on the south west side beyond which is a caravan club, offices, and Campsfield Wood. Further beyond this are the grounds of Blenheim Palace.

The Proposal

- 1.9 The proposal is for a mixed-use urban extension to the town, which will include housing (up to a maximum of 1500 dwellings), a new primary school, public open space and relocated football club, some employment and retail, and provision for a park and ride facility. The proposals are to be design led and inherent to the development will be a quality layout, design and landscaping accompanied by infrastructure all of which is intended to respond and contribute to the town and its unique setting.
- 1.10 The planning applications to Cherwell and West Oxfordshire District Councils will be submitted as outline applications but will include elements of the scheme in more detail, including pedestrian and vehicular access and the residential area in the vicinity of Blenheim Palace Park and the Scheduled Ancient Monument (SAM) found on the Site.

Requirement for EIA

- 1.11 The Environmental Impact Assessment (EIA) Regulations 2011 set out the types of development for which an EIA must always be prepared (Schedule 1 development)

and other types of development where an EIA is required if the particular proposal is likely to give rise to *significant environmental effects* (Schedule 2 development).

- 1.12 The proposed development falls within category 10(b) of Schedule 2 of the Regulations 2011, which relates to ‘urban development projects’. For projects that fall within Schedule 2, an EIA is required if the project is likely to have significant environmental effects.
- 1.13 The Planning Practice Guidance states at Paragraph 058 (in the section entitled ‘Thresholds and Criteria for the identification of Schedule 2 Development requiring Environmental Impact Assessment and indicative values for determining significant effects’), that for urban development projects on sites that have not previously been developed, the indicative threshold where significant effects are more likely is where:
- The site area for the scheme is more than 5 hectares, or
 - It would provide a total of more than 10,000m of new commercial floor space, or
 - The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).
- 1.14 The EIA Regulations provide for a developer to submit a request for a screening opinion from the Local Planning Authority to determine whether or not an EIA is required. In this case, as the site area exceeds 5 ha and the proposal includes a proposed development of more than 1,000 dwellings on previously undeveloped land, it is accepted by the applicant that an EIA will be required.

The purpose of this report

- 1.15 The purpose of this report is to present to West Oxfordshire District Council, Cherwell District Council and other statutory bodies, the proposed scope of the environmental assessments which will form the EIA. This gives all statutory bodies the opportunity to confirm that the proposed assessment process will meet legislative requirements and will provide sufficient information on the likely significant environmental effects of the development and any required mitigation measures needed to make the development acceptable and sustainable.
- 1.16 The key issues in this scoping report have been informed by current baseline information and data for the Site. This is used and referred to under each topic discussed under Sections 4 - 13.

Report structure

- 1.17 The rest of this report is structured as follows:
- A description of the application Site and its surroundings
 - A description of the proposal
 - Consideration of alternatives
 - Consideration of cumulative effects
 - The Scope of the Environmental Impact Assessment by topic including:
 - Key Considerations
 - Baseline
 - Potential Significant Effects
 - Proposed Methodology
 - Summary of potential effects to be scoped in

The planning application

1.18 This Scoping Report and subsequent scoping opinion received from the Local Authorities and other statutory bodies, will be used to inform an Environmental Statement to be submitted as part of a planning application for the development proposals. Other standalone documents will be included in this submission which will include:

- Transport Assessment and Travel plan;
- Flood Risk Assessment;
- Archaeological evaluation of the site;
- Energy & natural resources assessment;
- Infrastructure statement;
- Waste Management statement;
- Viability Assessment.

2 THE SITE AND THE PROPOSALS

A brief description of the Site and its surroundings

- 2.1 The Site (see drawings L01 and L02 in appendix A) comprises approximately 66 hectares, located adjacent to the A44 about 1km south east of Woodstock town centre, 15 km from Oxford City Centre and 8 km north west of the Pear Tree roundabout (A34 Junction).
- 2.2 The Site slopes gently from north to south and comprises several large arable fields, edged by woodland with mature hedgerows dividing them. There is also a building referred to as the 'Pest house' at the northern edge, which is not listed and will be included in the application site. There is a residential property on Oxford Road (Littlecote) at the south of the site, and buildings used as a Cattery (21 Upper Campsfield Road) on the A4095 to the south east of the site, neither of which will form part of the application Site.
- 2.3 The eastern field contains the below ground remains of a Roman Villa which is a Scheduled Ancient Monument (SAM).
- 2.4 The Site is bounded to the south west by the A44 Woodstock Road and beyond, the boundary wall of Blenheim Palace and to the south east by the A4095 and the boundary of the Oxford/Kidlington airport; to the north east is the Shipton Road with arable fields beyond. The Site abuts the residential estate on the south side of the town, together with the playing fields of Marlborough Secondary School. A public right of way runs from the residential estate down the western side of the Site to the Oxford Road and into the Blenheim Palace Estate.
- 2.5 Blenheim Palace Estate is a World Heritage Site, meaning it has "cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity."¹

A brief description of the proposal

- 2.6 The proposed development description is for:
Erection of up to 1,500 dwellings including affordable housing and a 150 unit care village with associated publicly accessible ancillary facilities; site for new primary school; up to 3,000 sqm of retail space including 2,325sqm supermarket; up to 7,500 sqm of locally led employment (B1, B2, B8) space; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; provision of site for new park and ride facility; and associated infrastructure, engineering and ancillary works, with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)
- 2.7 Vehicular and pedestrian/cycle access will be provided from the A4095 Upper Campsfield Road east of the Bladon roundabout, onto the Shipton Road and onto the Woodstock Road (A44). Pedestrian and cycle links will also be provided from the existing residential area of Woodstock to the Site to ensure cohesion.
- 2.8 Particular attention will be paid to the approach to Woodstock and the world-renowned Blenheim Palace and parkland. The extent of built development along the Woodstock Road will be limited and significant tree planting will be introduced with the aim of enhancing the approach to the town.
- 2.9 Development on the scale envisaged will provide an opportunity to address some of the difficulties experienced by the local population that arise because of the popularity of the town as a tourist destination and with a growing population which has not always been supported by adequate infrastructure and services. The

¹ Planning Practice Guidance, paragraph 028

proposals are intended to help secure the future of Woodstock as a sustainable town for residents and visitors. The allowance of land for a school, a retirement home, retail, leisure and a park and ride facility are examples of how the proposals can contribute towards a sustainable Woodstock.

Consideration of alternatives

- 2.10 The EIA Regulations require an Environmental Statement to contain an “outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects”.
- 2.11 This proposal is submitted in the context of an urgent need for more housing in Oxfordshire that in planning terms is identified through the recently published Oxfordshire Strategic Housing Market Assessment (SHMA). To meet the need, District Councils have to identify and allow new sites to come forward for housing development across Oxfordshire. Against this background, the landowners wish to bring forward a development of up to 1,500 dwellings on the south east side of Woodstock.
- 2.12 The landowners do not hold other developable land in the area that would be capable of providing this quantum of development. The ‘alternative’ that will be considered in the EIA will be that of no development on the Site.

Cumulative Impacts

- 2.13 The EIA will assess the effects of the development proposals in combination with other relevant schemes in the locality that are operational/constructed, consented or are proposed in relevant planning policy documents.
- 2.14 Schemes that are in close proximity to the Site and with common receptors will be taken into account such as the recently approved residential scheme at Shipton Road, Woodstock.
- 2.15 Other key developments that are intended to be assessed are those proposed at the Northern Gateway by Oxford City Council’s Northern Gateway Area Action Plan Proposed Submission (July 2014); and at Begbroke Science Park to the east of the A44 in the Cherwell Local Plan Proposed Submission document.
- 2.16 In terms of Begbroke and the Northern Gateway, it is considered that cumulative impacts are most likely to occur with respect to transport.
- 2.17 The section dealing with community, economic and social effects will assess the need for service facilities as part of the development and in the context of other developments. It will also contain an assessment of the need for retail facilities as part of the proposed development and consider the possible impacts of new retail facilities.
- 2.18 The possible cumulative impacts of development on the foul sewage system, will also need to be evaluated. The appointed drainage engineer is in discussions with Thames Water regarding an impact study and the potential for required upgrades. This is set out in the foul drainage section.
- 2.19 The assessment of cumulative impacts will be dependent upon publicly available information.

3 THE APPROACH TO EIA

- 3.1 The purpose of this document is to provide West Oxfordshire District Council and Cherwell District Council and other statutory bodies with the opportunity to comment on the content and methodology that will be used in the preparation of the Environmental Statement (ES).
- 3.2 The components of the development and the maximum quantum of each land type have been used to inform this Scoping Report. The final proposals are not expected to differ significantly from what is set out below. The maximum parameters have been set out to consider the 'worst case' scenario for the assessment of the environmental effects.

Scoping the Environmental Impact Assessment

- 3.3 An Environmental Impact Assessment (EIA) must contain the information specified in Part 2 of Schedule 4 of the EIA Regulations 2011, and as much of the relevant information in Part 1 as is reasonably required to assess the effects of the proposed development and which the developer can reasonably be required to compile (Paragraph 033 of the Planning Practice Guidance). For each significant effect the assessment will need to assess the direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects resulting from the development and a description of the measures envisaged to prevent, reduce, and where possible offset any significant adverse effects on the environment.
- 3.4 Paragraph 033 of the Planning Practice Guidance states that:
'Whilst every Environmental Statement (ES) should provide a full factual description of the development, the emphasis of schedule 4 is on the "main" or "significant" environmental effects to which a development is likely to give rise. The Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question, will need only very brief treatment to indicate that their possible relevance has been considered.'
- 3.5 The EIA will be undertaken in the context of and considering relevant planning policy at national, regional and local level. Legislation, policy and/or guidance that relates to a specific technical discipline will be considered as appropriate within the Environmental Statement.
- 3.6 The assessment will consider the effects of the proposals at each stage of the development including site preparation, construction and operation:
- Preparation – to consider preparing the Site for construction including earthworks, remediation and any archaeological excavation
 - Construction – how long this is likely to take, and the effects based on available construction information relating to time and location
 - Operation – the effects which the development may have once it is completed and in use or occupied. As this is likely to take place in stages, the phases will be considered.
- 3.7 Effects arising from construction may result in lasting changes, not all such changes will be assumed to be temporary.
- 3.8 Effects will be considered by the geographical extent of that given effect. Species movement or groundwater impacts, for example, will not be defined by boundaries and the overall impacts will therefore be assessed.

Assessment criteria

- 3.9 Assessments will be based on reasonable and informed judgments carried out by specialists in the field with substantial experience.
- 3.10 A number of criteria will be used to determine whether the effects are ‘significant’. This will take account of the following:
- Likelihood of occurrence
 - Geographical extent
 - Adherence to legislation and policy
 - Adherence to local, national and international standards
 - Sensitivity of receiving environment or other receptors
 - Value of resource which will be affected
 - Temporary or permanence of effect
 - Duration of temporary effects; short, medium or long-term
 - Reversible or irreversible
 - Inter-relationship between effects
- 3.11 The analysis will consider the significance of the effects (both positive and negative) and the sensitivity of the receptor and the nature and magnitude of the changes as shown in the figure 1 below.

		<i>Sensitivity of receptor/receiving environment</i>			
		High	Medium	Low	Negligible
Magnitude of change	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Figure 1: Significance of effects

- 3.12 The sections that follow (Sections 4 - 13) address the full range of environmental topics that will be considered in order to assess the environmental consequences of the development envisaged.
- 3.13 These sections address the key issues to be covered in the EIA (“scoped in”) and the issues that require no further consideration (“scoped out”), and a summary is provided in section 14.

4 COMMUNITY, ECONOMIC AND RETAIL

Community and Social

Key Considerations

- 4.1 This chapter of the Environmental Statement will examine the social economic profile of Woodstock and the surrounding areas and assess the impacts of the proposed development on the community and workforce.
- 4.2 The assessment will consider the demographics of the Woodstock area together with the local services and facilities that are available.
- 4.3 The findings will be used to identify the positive and negative impacts that the new population will have upon the present position and inform the mitigation measures that will be necessary as part of the proposed development.
- 4.4 The assessment will identify how the development can secure social sustainability in Woodstock.
- 4.5 Key considerations in the assessment of community and social impacts of the new development will be:
 - The adequacy and suitability of existing community services and facilities for the present population,
 - The requirements that will arise because of the new population,
 - The measures required to meet any shortfalls in service provision that will arise because of the new population,
 - The ability of the new development to achieve an overall community and social benefit to the town and its environs,
 - Ensuring a sustainable community results

Baseline

- 4.6 The study will consider the geographical area of Woodstock and its surrounding parishes.
- 4.7 It will draw upon data from the 2011 Census, and publicly available information and data available through Cherwell and West Oxfordshire District plans, programmes and reports and other reputable sources of information as required.

Potential Significant Effects

- 4.8 The development will result in a significant increase in the size of the town. This can have both positive and/or negative social impacts that in part will depend on the master planning of the Site, its integration with the town and environs, and the infrastructure that is provided alongside the development.
- 4.9 The development will have impacts particularly on housing availability, health facility provision, education and recreation provision.

Proposed Methodology

- 4.10 The study will be desk based, and will be carried out in the following manner:
 - It will identify relevant national and local policy
 - The study will analyse the socio/economic make up of the population of Woodstock and its adjacent parishes. This will include examination of employment, deprivation, housing, education, health care and recreation.

- It will look at the range of services and facilities that are presently available, and the adequacy of those facilities. It will identify any spare capacity and any shortfalls in facilities.
- It will assess the requirements that the new population will be likely to make on service provision
- It will identify the additional community services and infrastructure that should be provided to meet the needs of the new population taking account of the existing facilities that are available to the town.
- The assessment will identify the positive and negative effects of the development both before and after the provision of mitigation measures (for example new facilities and services).

Economy and Employment

Key Considerations

4.11 Key consideration are as follows:

- Provision of jobs through the temporary activity of constructing the development,
- Provision of jobs within the completed development,
- The impact of the new population upon the immediate local economy,
- The relationship of the population to existing and emerging employment centres within Oxfordshire,
- Securing the long term economic sustainability of Woodstock.

Baseline

- 4.12 The study will look at the present employment position within the town and its immediate environs.
- 4.13 It will look at the make up of employment particularly within the central Oxfordshire area taking into consideration present plans for economic growth within the city region (for example the Local Enterprise Partnership and City Deal).

Potential Significant Effects

- 4.14 New homes of the scale proposed and located on the south east side of Woodstock will provide an increased workforce which will need to be matched to new jobs.
- 4.15 The increased population will itself generate demand for goods and services that will boost the local economy and help to maintain and improve sustainability.

Proposed Methodology

- 4.16 The existing baseline conditions will be established in detail through a desk study. This will include analysing population and demographics such as claimant count, economic activity, employment, travel to work, and wage levels.
- 4.17 The existing employment and business structure of the area will be considered. A contextual analysis will then add to this baseline through a review of important economic development documents at different levels, such as the Oxford and Oxfordshire City Deal (January 2014) and the Oxford Northern Gateway Area Action Plan Proposed Submission Document (July 2014).
- 4.18 Consultation will be undertaken with relevant organisations to inform the economic and employment chapter, which are likely to include local authority economic development officers, the Oxfordshire Local Enterprise Partnership, and the Chamber of Commerce.

- 4.19 The significance of effects will be determined by combining the sensitivity of identified receptors with the predicted magnitude of the change. Following the identification of any significant effects, and the consideration of all the information, mitigation measures will then be considered. This could include the type and size of employment floor space, financial contributions from the development and consideration of the housing mix.

Retail

Key Considerations

- 4.20 The key considerations from the retail perspective are the retail behaviour of the existing population of Woodstock, and the positive and negative impacts that new retail space of the order of around 2,500 sqm can make to retail facilities for the existing and new population of Woodstock. The sustainability of the development proposals will also be considered.

Baseline

- 4.21 At this point no base survey has been carried out. The assessment will examine:
- The retail catchment area of Woodstock,
 - The existing retail facilities available in Woodstock,
 - The existing retail habits of the present population,
 - The means by which a sustainable retail offer can be secured.

Potential Significant Effects

- 4.22 The new retail floor space has the ability to provide a local service centre for the new population and the existing population in the immediate environs of the Site; this could reduce leakage from the town to other nearby retail centres.
- 4.23 The new retail floor space could draw people away from the existing retail stores in Woodstock.

Proposed Methodology

- 4.24 The study will identify national and local retail planning and retail policy including the Government's National Planning Policy Framework (NPPF) and the District Council Development Plan and related documentation.
- 4.25 The assessment will identify the present retail offer of the town and will explore the existing retail spending patterns with particular reference to the local population and the retail catchment of the town. It will identify the extent of present leakage from the town to other retail centres.
- 4.26 It will identify the typical draw and spending generated by circa 2,500 sqm of locally based retailing provision within the context of Woodstock.
- 4.27 From these studies will flow an assessment of the potential positive and negative effects of the retail element of the development upon the town and its' resident population.
- 4.28 Finally the study will indicate any measures necessary to inform the nature of the retail offer in order to minimise any harm, and maximise benefit to the town and its existing and intended residents, and ensure a sustainable retail offer results for the local population and those in the surrounding area.

5 TRANSPORT AND ACCESSIBILITY

Key Considerations

- 5.1 The key considerations are:
- The impact of the development proposals on existing and future sustainable travel patterns,
 - Highway safety arising from additional pedestrian, cycle and vehicular use of the surrounding highway network and for the users of the Site itself,
 - The ability to achieve appropriate highway capacity to meet/manage the demands of the new population arising from the development,
 - Ensuring an accessible sustainable transport offer is readily available to existing and future residents.

Baseline

- 5.2 An assessment will be undertaken of the likely significant effects of the proposed development on the environment with respect to traffic and transportation
- 5.3 The application will include a full Transport Assessment of the development proposals. The assessment of the transport impact will conform to current practice in that a compliant Transport Assessment and Travel Plan will be produced in accordance with Guidance on Transport Assessment as published by the Department for Transport (DfT, March 2007) and the criteria set down in DTLR Circular 02/13. The results of the Transport Assessment will be summarised in the Environmental Statement
- 5.4 The detailed scope of the Transport Assessment will be subject to discussions with the Highway Authorities (Oxfordshire County Council and if required the Highways Agency). It is intended that the assessment will set out the likely transport generation and distribution of traffic and non-car movements from the Site. This will inform the geographic scope of the assessment and propose a method of assessment
- 5.5 Geographically, the traffic assessment is likely to include routes through Woodstock and Bladon including the A44 and the A4095, and Shipton Road. Consideration will also be given to traffic along the A44 to the A34. The extent will be further refined as the assessment progresses.
- 5.6 The Environmental Statement will consider existing conditions in terms of traffic flows and conditions; highway safety; pedestrian and cycle facilities and public transport access. It will also consider the relevant location of local facilities including employment, education, retail and leisure.

Potential Significant Effects

- 5.7 There is the potential for increased multi modal trip generation during both construction and operation phases on the local highway network and the A34 trunk road. Local footways and routes used by cyclists are likely to see increased activity upon operation of the development, and there is the potential for increased uptake of bus and rail services.

Proposed Methodology

- 5.8 The detailed scope of the Transport Assessment will be subject to discussions with the Highway Authority. The Transport Assessment and Travel Plan will be produced in accordance with Guidance on Transport Assessment as published by the DfT (March 2007) and the criteria set down in DTLR Circular 02/2013.

- 5.9 The Transport Assessment will describe pedestrian, cycle and vehicle access arrangements and demonstrate that these comply with relevant standards and will adequately accommodate the travel trips from the development.
- 5.10 Reference will be made to the appropriate background documents, in particular the “Environmental Assessment: Good Practice Guide” and the “Guidelines for the Environmental Assessment of Road Traffic”. This will also refer to other sections of the Environmental Statement which deal with topics including the effects on people of traffic-related noise and vibration, and on people of changes in air quality related to traffic increase. This will be considered in the air quality chapter.
- 5.11 The traffic impacts of the proposals will consider two cases: construction traffic and operational development traffic. Consideration will also be given to the phasing of the construction process and any resultant impact in terms of construction traffic. This will include consideration of the likely significant direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects resulting from the development and a description of the measures envisaged to prevent, reduce, and where possible offset any significant adverse effects on the environment.
- 5.12 In terms of cumulative impact, the Transport Assessment will include assessments of impacts as required by paragraph 4.47 of Guidance on Transport Assessments. This will include assessment for a period of 10 years after the application date (2024). Base flows on the network will be adjusted using TEMPRO to account for general planned growth. A specific assessment of the implications of the Northern Gateway Area Action Plan will be undertaken.
- 5.13 In the context of the environmental assessment, and in accordance with the Institute of Environmental Management and Assessment (IEMA) document “Guidelines for the Environmental Assessment of Road Traffic (Guidance Note 1)” the following rules-of-thumb are applied to delimit the scale and extent of the assessment:
- Rule 1: include highway links where traffic flows will increase by more than 30% (or the number of HGV’s will increase by more than 30%).
 - Rule 2: include any other sensitive areas where traffic flows have increased by 10% or more.
- 5.14 In addition to this, the IEMA document details the recommended list of environmental impacts which could be considered as potentially significant whenever a new development or modifications to an existing operation are likely to give rise to changes in traffic flows:
- severance
 - driver delay
 - pedestrian delay and amenity
 - accidents and safety
 - hazardous loads, and
 - fear and intimidation
- 5.15 The impact of the development will therefore be fully considered. The assessment will identify any necessary mitigation measures, such as, off-site mitigation measures, walking/cycling and public transport and highway measures and a residential Travel Plan, thereby ensuring a sustainable transport offer results for the local community and the wider area.

6 FLOOD RISK, DRAINAGE AND WATER RESOURCES

Key Considerations

- 6.1 The key elements of the water environment that will be examined are:
- Flood Risk
 - Foul Drainage
 - Surface Water Drainage
 - Water Quality and Water resources
 - Climate change requirements
 - Sustainability

Baseline

- 6.2 The Site is largely undeveloped farmland. Based upon the Environment Agency's database, the proposed development site lies within Flood Zone 1, classified as land having a less than 1 in 1,000 annual probability of river or sea flooding. The nearest watercourse is the River Glyme, which runs through the north of Woodstock and through the Blenheim Palace Estate. The Environment Agency maps do not show any risk of flooding from surface water on the Site. Other potential sources of flooding such as groundwater will be assessed, and the appropriate bodies consulted for detailed information.

Potential Significant Effects

- 6.3 New built development on the scale proposed could significantly affect surface water drainage routes and rates of run off from new hard surfaces within and around the Site.
- 6.4 Initial enquiries to Thames Water suggest that the public foul drainage network in its present form is not capable of accommodating the impacts of the new development.

Proposed Methodology

- 6.5 The assessment will identify and examine national and local water environment policy and consider the Site and the proposed development in that context.
- 6.6 A Flood Risk Assessment (FRA) will be undertaken in accordance with the Planning Practice Guidance. Consideration will also be given to the likely significant direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects resulting from the development and a description of the measures envisaged to prevent, reduce, and where possible offset any significant adverse effects on the environment.

Foul Drainage

- 6.7 We will work collaboratively with Thames Water to establish the options and subsequently the most effective approach for dealing with all foul flows from the development. These options will consider the best means of providing the additional capacity needed to meet the requirements of the Site in a manner that will have no adverse effect on the ability of the existing foul water drainage network to deal with the existing or future demands upon it, or upon local water quality.

Surface Water Drainage

- 6.8 As part of the assessment, a series of initial site investigation works will be undertaken across the development Site. These will establish the underlying ground strata and substantiate the permeability of the ground conditions to support infiltration devices. This will be undertaken in both deep and shallow strata using the methodology set out in BRE Digest 365 and CIRIA Report 113. At the same

time confirmation of the water table will be ascertained, by recording levels of standpipes across the site over an initial monitoring period of twelve weeks.

- 6.9 Based on past experience in the area it is expected that the underlying ground conditions will exhibit a degree of infiltration potential.
- 6.10 The design intent for the surface water drainage will be to adopt the use of Sustainable Urban Drainage Systems (SUDS) for the disposal of surface water generated from the development Site. The assessment and mitigation measures will ensure that surface water runoff will not be increased by the development.

Water Quality

- 6.11 The potential for sensitive receptors from surface water runoff or groundwater infiltration will be assessed, and mitigation measures implemented to prevent pollutants from entering water sources. Any Source Protection Zones or other receptors will be identified.

Climate Change

- 6.12 Surface water drainage systems and devices associated with the proposed SUDS systems will be designed to accommodate a 1 in 100 year storm event with an additional allowance of 30% for climate change, unless otherwise stipulated by the relevant approval bodies.
- 6.13 The proposed surface water drainage systems will be designed to be fail safe should the system be inundated by an extreme rainfall event.

Conclusion

- 6.14 The assessment will consider the matters described above, it will look at the potential for negative and positive impacts of the development upon the water environment, and consider both short term effects (during construction), and the effects of the development once complete and functioning, over the longer term taking into account the potential impacts of climate change. The assessment will identify appropriate sustainable solutions such as sustainable drainage systems and water efficiency measures.

7 LIGHTING

Key Considerations

- 7.1 This chapter assesses the likely significant effects of the proposed development on the environment in respect of electric light. The lighting impact assessment will consider potential light pollution from the development and its potential to cause a statutory nuisance.
- 7.2 The proposed development will introduce temporary lighting during the construction. There will be permanent lighting installations provided for safety and amenity during the operational phase of development, which will have the potential to impact on the local environment through light spill and glare. This lighting will include street lights, light spill from the interior of dwellings, lighting from car parks and other amenity areas and floodlighting from the proposed new football ground. Such lighting has the potential to cause sky glow and affect views from sensitive locations such as Blenheim Palace grounds and also to potentially cause conflict with the adjacent Oxford London Airport.
- 7.3 Relevant legislation, planning policies and guidance for lighting assessments are set out in the following documents.

Environmental Protection Act 1990

- 7.4 An amendment contained within the Clean Neighbourhoods and Environment Act, 2005 to Section 79 of the Environmental Protection Act, 1990 states:
- “Artificial light emitted from premises so as to be prejudicial to health and nuisance constitutes a ‘Statutory Nuisance’ and it shall be the duty of every local authority to cause its area to be inspected from time to time to detect any statutory nuisances which ought to be dealt with under section 80 and, where a complaint of a statutory nuisance is made to it by a person living within its area, to take such steps as are reasonably practicable to investigate the complaint”.

Planning Policy and Guidance

- 7.5 The NPPF (2012) states that:
- “...planning policies and decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.”
 - “By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity...”
- 7.6 The Planning Practice Guidance (2014) does not provide any further detail in terms of amenity beyond that stated in the NPPF.

Other Relevant Guidance

- ILP Guidance Notes for the Reduction of Obtrusive Light GN01: 2011
- The Institute of Lighting Professionals (ILP) document entitled “Guidance Notes for the Reduction of Obtrusive Light” provides quantitative criteria for acceptable levels of light pollution and distinguishes between rural and dense urban areas.

Guidance for Lighting Effects on Bats

- The Bat Conservation Trust has published on guidance for mitigating the effects of artificial lighting on bats in its publication “Landscape & Urban Design for Bats & Biodiversity” dated August 2012. Additional guidance has been previously published in the ILP/Bat Conservation Trust document entitled “Bats and Lighting in the UK” published in May 2009.

Baseline

- 7.7 The Site is currently greenfield and there is no artificial lighting within it. Existing sources of artificial lighting are limited to the adjacent airport, and street lighting on the Oxford Road.
- 7.8 The Institute for Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (2011) provides Environmental Zones for exterior lighting control. The Site is adjacent to a village and airport, and can be considered to fall into Zone E2 'low district brightness'. The surrounding areas adjacent to Woodstock are likely to fall under Zone E3 'medium district brightness' which refers to small town centres of suburban locations. Adjacent areas of countryside are more likely to fall under Zone E1, 'intrinsically dark'.
- 7.9 Guidance from the ILP and other relevant publications and standards will be used to assess the baseline and minimise the impact of artificial lighting from the development on the Site and surrounding areas.
- 7.10 The Government's Planning Practice Guidance states that:
'Artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation, and can be essential to a new development. Equally, artificial light is not always necessary, has the potential to become what is termed 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife, undermine enjoyment of the countryside or detract from enjoyment of the night sky. For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.' (Paragraph: 001 Reference ID: 31-001-20140306)

Potential Significant Effects

- 7.11 Issues which could arise from the introduction of artificial lighting on the Site are:
- Conflict between lighting of the adjacent London Oxford airport and on site lighting, in particular any flood lighting for the football club. The height of flood lighting facilities may conflict with the flight paths from the airport. The location of the football club and any lighting would be carefully considered to avoid any conflict.
 - Artificial lighting could impact on the visual character of the area, particularly from the Oxford Road which separates the Site from Blenheim Palace, as well as from the boundaries with the Upper Campsfield and Shipton Roads. The lighting and street network will be carefully considered to minimise light spill and prevent any detrimental impact on local character.
 - Potential glare and light spill from lighting installations within the development could impact on the visual amenity of the existing residential areas in Woodstock. Artificial lighting within the site will be designed in accordance with best practice guidelines to avoid any detrimental impact to the residents of adjacent areas.
- 7.12 Potential light spill and glare associated with artificial lighting installations on the Site during the construction and operational phases of development which could affect existing residential developments, ecology, adjacent footpath networks and roads, and visual amenity at night.

Proposed Methodology

- 7.13 The lighting assessment will assess the existing lighting conditions on the Site and in the surrounding areas. The potential effects of the development during both construction and operational phases will then be considered in terms of light spill and glare. Sensitive receptors in the area will be of particular consideration, and

detrimental impacts will be avoided using appropriate design and mitigation measures. The assessment will include:

- A desk based study of relevant background information and previous studies;
- A baseline lighting survey to measure the existing glare and spill from key points around the Site which are relevant to the sensitive locations in the vicinity such as Blenheim Palace, the London Oxford Airport and adjacent residential areas. The scope of this study will need to be agreed with West Oxfordshire and Cherwell District Council Environment Health Officers;
- An assessment of the likely artificial lighting to be used around the development and the potential impacts;
- Liaison with ecology and landscape specialists to develop appropriate mitigation measures to avoid any impact from artificial light spill and glare;
- Identification of appropriate mitigation measures and sensitive design to avoid any residual impacts following mitigation measures.

7.14 The baseline conditions will be compared to the anticipated construction and operational phase lighting of the Site and an assessment made as to whether any potential impacts will be perceived as “major”, “moderate”, “minor”, “beneficial”, “adverse” or “negligible” to the identified receptors. Where the potential for a “major”, “moderate”, or “adverse” effect is noted, a more detailed assessment will be undertaken. Where residual effects occur (i.e. impacts which are significant after mitigation measures have been implemented), this will be highlighted in the assessment. This is to ensure a lighting solution which is sustainable in terms of pollution and efficiency.

8 AIR QUALITY

Key Considerations

- 8.1 An air quality assessment will be undertaken to consider the potential effect of the construction and operational phases of the proposed development on local air quality. An initial desk study and consultation with the Environmental Health Officers at West Oxfordshire District Council (WODC) and Cherwell District Council (CDC) is being undertaken.
- 8.2 Relevant legislation, planning policies and guidance for the air quality assessment are set out in the following documents:

Air Quality Legislation and Policy

- The Air Quality Strategy (2007) for England, Scotland, Wales and Northern Ireland (Volumes 1 and 2). Department for Environment, Food and Rural Affairs (DEFRA) and the Devolved Administrations;
- Air Quality (England) Regulations 2000 - Statutory Instrument 2000 No.928;
- The Air Quality (England) (Amendment) Regulations 2002- Statutory Instrument 2002 No.3043;
- The Air Quality Standards Regulations 2010 - Statutory Instrument 2010 No. 1001;
- Directive 2008/50/EC of the European Parliament and of the Council of 21 May 2008 on ambient air quality and cleaner air for Europe;
- Directive 2004/107/EC of the European Parliament and of the Council of 15 December 2004 relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air;
- The Environmental Protection Act 1990 - Control of dust and particles associated with construction;
- The Environment Act 1995;

Planning Policy

- National Planning Policy Framework (2012), Department for Communities and Local Government;
- West Oxfordshire Draft Local Plan (October, 2012);
- The Cherwell Local Plan (January, 2014);

Guidance

- Local Air Quality Management Review and Assessment Technical Guidance LAQM.TG(09).DEFRA (2009) Part IV The Environment Act 1995 and Environment (Northern Ireland) Order 2002 Part III; Development Control: Planning for Air Quality (2010 Update). Environmental Protection UK (EPUK);
 - Guidance on the Assessment of Dust from Demolition and Construction (2014). Institute of Air Quality Management (IAQM);
 - National Planning Practice Guidance - Air Quality (2014). Department of Communities and Local Government (DCLG);
 - Air Quality Progress Report for West Oxfordshire District Council (2014);
 - Air Quality Progress Report for Cherwell District Council (2014).
- 8.3 The following sensitive receptors are expected to need consideration within the air quality chapter of the ES:

- Existing residential dwellings and properties within 350m of the proposed development Site, 50m of the route used by construction vehicles and up to 500m of the Site entrance during the construction phase;
- Existing ecological receptors within 50m of the proposed development Site boundary and 50m of routes used by construction vehicles and up to 500m from the Site entrance during the construction phase;
- Existing residential dwellings, schools, hospitals, residential care homes and sensitive ecological habitats along the key routes used by operational phase traffic accessing the proposed development Site; and
- Proposed sensitive uses within the proposed development Site.

Baseline

- 8.4 Both West Oxfordshire (WODC) and Cherwell District Councils (CDC) have designated Air Quality Management Areas (AQMAs) due to risk of exceedence of the annual mean nitrogen (NO₂) objective within their districts. However, the Site at Woodstock is not located within a designated Air Quality Management Area (AQMA) or near to one.
- 8.5 Baseline monitoring data for annual mean NO₂ concentrations is collected by WODC in Woodstock, with concentrations ranging from 33.6µg/m³ to 33.9µg/m³ at roadside sites for 2013, which are well below the air quality objective of 40µg/m³. Between 2009 and 2013, concentrations at the two roadside sites in Woodstock show a general downward trend, with slight increases at Oxford Street East between 2009 - 2010, and 2012-2013.
- 8.6 Background annual mean NO₂ monitoring data is also available for Woodstock at two monitoring sites; 2013 concentrations for these sites are well below the 40µg/m³ objective as they range from 12.5µg/m³ to 12.6µg/m³. However, background concentrations did show a slight increase in 2013 compared to 2012 concentrations.
- 8.7 The Site itself is located to the south east of Woodstock with the closest sensitive receptors being residential properties located along the north western boundary. There are also three Sites of Special Scientific Interest (Blenheim Park; Shipton-Cherwell and Whitehall Farm Quarries and Oxford Meadows Special Area of Conservation (SAC) in the local area, and the effect on these of emissions from the proposed development, needs to be considered within the air quality assessment.
- 8.8 These sites will be considered in the assessment as they may have features that are sensitive to changes in air pollution, either directly or indirectly. An initial review had shown that this area is a SSSI Impact Risk Zone; therefore consideration needs to be given to any development with proposals for greater than 100 units and that have the potential to cause air pollution.
- 8.9 In addition, the West Oxfordshire Draft Local Plan (2012) identifies that air quality is a significant issue in relation to the internationally important Oxford Meadows SAC; therefore a nitrogen deposition assessment may be required as part of the air quality assessment.

Potential Significant Effects

- 8.10 The potential significant effects as a result of the development have been determined as:
- Potential increase in dust generated during the site preparation, earthworks and construction phase of the proposed development;
 - Potential increase in particulate matter (PM₁₀) concentrations generated during the site preparation, earthworks and construction phase of the proposed development;

- Potential increase in air pollutants (nitrogen dioxide (NO₂) and particulate matter PM₁₀) generated from construction plant and vehicle exhaust emissions during the site preparation, earthworks and construction phase of the proposed development;
- Potential change in pollutant concentrations (notably NO₂ and PM₁₀) generated from road vehicle exhaust emissions during the operational phase of the proposed development; and
- Potential cumulative impacts from any committed developments in the vicinity of the Site on local air quality (including dust, PM₁₀ and NO₂).

Proposed Methodology

8.11 The following assessment methodology is proposed:

Characterisation of Existing Conditions

8.12 Desk based assessment to determine the baseline air quality, this will include review of the latest local air quality management 'Review and Assessment' reports produced by WODC and CDC, and any other sources of air quality information including background data from the DEFRA website² and information on authorised processes available from the Environment Agency's website³

Identification of Sensitive Receptors

8.13 A review of local mapping data will be undertaken to confirm the location of any nearby receptors that may be sensitive to changes in air quality arising as a result of the proposed development

Assessment of Potential Construction Phase Effects

8.14 Qualitative assessment of the effects of dust and PM₁₀ arising from on-site activities during the Site preparation, earthworks and construction phase using recent publications and guidance. The significance of the effects will be determined using the methodology provided in guidance published by the IAQM; and

8.15 Qualitative assessment of the effects of emissions of pollutants (namely NO₂ and PM₁₀) arising from exhaust emissions from construction vehicles and plant. The significance of the effects will be determined using professional judgment and the principals of the significance criteria provided by EPUK.

Assessment of Potential Road Traffic Effects During the Operational Phase

8.16 Quantitative assessment of the effects of emissions from traffic associated with the operation of the proposed development using the detailed dispersion model ADMS-Roads and one year of appropriate meteorological data. The dispersion modelling will establish the effect of the proposed development on local air quality by predicting concentrations of relevant pollutants (NO₂ and PM₁₀) both with and without the proposed development at a number of receptor locations. The assessment will be completed in accordance with appropriate legislation and guidance, and predicted pollution concentrations would be compared to relevant statutory air quality standards and objectives. The significance of the effects will be determined using the criteria provided by EPUK;

8.17 An assessment of the effects of nitrogen oxides (NO_x) on the Blenheim Park and Shipton-Cherwell and Whitehall Farm Quarries Sites of Special Scientific Interest and Oxford Meadows Special Area of Conservation located adjacent to the surrounding road network, this will be undertaken using ADMS Roads and the relevant technical guidance;

² <http://laqm1.defra.gov.uk/review/tools/background.php>

³ <https://www.gov.uk/government/organisations/environment-agency>

- 8.18 An assessment of the change in nitrogen deposition levels, due to the operation of the proposed development as a result of traffic flows, on the nearby SSSIs and Oxford Meadows Special Area of Conservation (SAC). This is to be determined following a discussion with Natural England. If this change is to be assessed, this will be undertaken using ADMS Roads and the relevant technical guidance.

Mitigation measures

- 8.19 Appropriate recommendations will be made for mitigation measures that should be applied during both the construction and operational phases to reduce any adverse effects and residual effects identified.
- 8.20 Consideration will be given to the likely significant direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects resulting from the development and a description of the measures envisaged to prevent, reduce, and where possible offset any significant adverse effects on the environment.

9 NOISE AND VIBRATION

Key Considerations

9.1 Any noise effects associated with the development of the application Site are expected to be of local significance only.

9.2 The key acoustic considerations relating to the proposal are as follows:

Road Traffic Noise

9.3 The potential for increased traffic flows on road links giving rise to elevated road traffic noise levels for existing noise sensitivities.

Construction Noise

9.4 Although significant levels of noise can be generated during the construction phase of the proposed development, the effects are temporary in nature and should be considered in this context. Best practical means will be used to control construction noise; these will include limiting the times at which work can be conducted and careful selection of plant to be used.

Aircraft Noise

9.5 In addition to the potential effects of the development, careful consideration will be given to both road traffic and Oxford Airport operations as part of the design process, ensuring that a suitable noise climate will prevail for any future resident occupants of the Site.

Baseline

9.6 A robust baseline condition survey is essential to ensure that relative impacts are correctly evaluated and will form part of the assessment and design process.

9.7 To establish the suitability of the Site for the proposed residential development a noise survey will be conducted. This will establish the existing levels of noise around the Site and specifically at the locations of the proposed dwellings. It is expected that road traffic noise and aircraft noise will be the controlling factors at this Site.

9.8 Environmental noise measurements will be undertaken at a selected number of positions around the Site to develop existing baseline noise levels. We envisage some unattended monitoring of the prevailing noise levels over weekday periods to ensure that the noise climate at sensitive times is fully quantified.

9.9 Measurements of all the relevant noise indices (L_{Amax} , L_{Aeq} , L_{A90} and L_{A10}) will be made at each position during each hour of the survey and octave band spectra will be recorded as necessary to be able to quantify fully the existing noise climate. A noise survey report will be prepared and included as a Technical Appendix to the Environmental Statement.

Potential Significant Effects

9.10 Road Traffic Noise – potential noise level changes on the local road network resulting from changes in traffic flow

9.11 Construction Noise - potential noise effects on existing noise sensitivities in close proximity during construction phases of the development

9.12 Oxford Airport Operations - although not a direct effect on the existing noise sensitivities as a result of the development, the operations of Oxford Airport will be taken into consideration to ensure a suitable acoustic environment prevails for any future residential occupants of the developed Site.

Proposed Methodology

- 9.13 An assessment of the change in road traffic noise from roads around the development will be conducted by comparing the number of vehicle movements with and without the proposed development. The results of this assessment will be used to establish the acoustic effects of the development on existing dwellings in the area. The assessment would be undertaken for road links subjected to at least a 20% change in traffic flow.
- 9.14 The results of the noise measurements will be used not only to establish an existing baseline for the local noise climate but also to enable the design of suitable buildings fabric for proposed dwellings to achieve suitable internal noise levels in line with guidance in BS8233 and any local planning noise requirements of the council.
- 9.15 We will carry out a desk top study to define the extent of any noise impact generated by operations at Oxford Airport. This will involve researching information in the public domain and liaising with the Airport so far as we are able.
- 9.16 A full quantitative assessment of the potential noise and vibration effects will be undertaken, and their potential significance rated in accordance with the established standards. The significance of any impacts will be determined from the interaction of the impact magnitude, the duration of exposure and the sensitivity of the receptor. Pre mitigation impacts as well as post mitigation (residual impacts) will be evaluated.
- 9.17 The potential noise impacts associated with the development, both during operation and construction, as well as traffic noise implications of the whole development will be considered as part of the assessment. Noise models will be developed where necessary to help evaluate the noise implications of the scheme based on proposed operational scenarios.
- 9.18 Consideration will also be given to the likely significant direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects resulting from the development and a description of the measures envisaged to prevent, reduce, and where possible offset any significant adverse effects on the environment.

10 LANDSCAPE AND VISUAL IMPACT

Key Considerations

10.1 As part of the Landscape and Visual Impact Assessment chapter, the following key features and receptors will be assessed in terms of the potential anticipated effects arising from the proposed development:

Heritage

- Landscape setting of Blenheim Palace World Heritage Site and historic park and garden
- Landscape setting of Roman Villa Scheduled Ancient Monument within the Site
- Landscape setting of Listed Buildings within Blenheim Palace estate
- Landscape setting of Woodstock Conservation Area
- Landscape setting of Bladon Conservation Area

Landscape

- Effect upon the Cotswolds AONB
- Effect upon the Wychwood Forest Project Area
- Effect upon Thames Clay Vales National Character Area (NCA 108) – majority of Site and wider setting to the south east.
- Effect upon Cotswolds National Character Area (NCA 107) – part of the Site and wider setting to the north west
- Effect upon Estate Farmlands – Woodstock (CW/52) – OWLS Assessment
- Effect upon Eastern Parks and Valleys – West Oxfordshire Landscape Character Assessment
- Effect upon Lower Cherwell Floodplain – Cherwell Landscape Character Assessment
- Effect upon Woodstock and its setting
- Effect upon the A44 streetscene

Visual

- Effect upon views from Blenheim Palace including identified key views from the Victory Monument to the north of the palace
- Effect upon views from the public right of way network (including bridleways, footpaths and long distance / recreational routes).
- Effect upon views from wider road network
- Effect upon residential amenity

Baseline

Landscape Designations

10.2 The Site lies outside of any landscape designations. The Cotswolds AONB lies to the south of the Blenheim Palace estate, and approximately 2km to the south west of the Site. The Wychwood Forest Area extends beyond the AONB and encompasses the Blenheim Palace estate, but does not extend eastwards beyond the A44.

Heritage Assets

- 10.3 There are a number of heritage assets within the Site and the wider setting, whose landscape setting will inform the design development of the proposals. These features include:
- Blenheim Palace World Heritage Site and historic park and garden
 - Roman villa SAM
 - Conservation Areas in Woodstock and Bladon
 - Listed buildings within the Blenheim Palace estate and Woodstock

Landscape Character

- 10.4 The Site is identified in national and local published landscape character assessments. Within the Natural England National Character Assessment, the Site appears to be split across the Thames Clay Vales (NCA 108) and Cotswolds (NCA 107) character areas.
- 10.5 At a more local level, both West Oxfordshire and Cherwell have undertaken landscape character assessments of their respective districts. A county-wide assessment has also been undertaken and is included within the Oxfordshire Wildlife and Landscape Study (OWLS).
- 10.6 Within the more recent OWLS assessment (2004), the Site lies within the Estate Woodlands – Woodstock character area. The assessment identifies that the key characteristics of this landscape include:
- Medium to large, regularly-shaped hedged fields.
 - Small, geometric plantations and belts of trees.
 - Large country houses set in ornamental parklands.
 - Small estate villages and dispersed farmsteads.

Visual Environment

- 10.7 A detailed assessment of key views will form part of the LVIA. These viewpoints will be located in publicly accessible locations to demonstrate the visibility of the Site and its setting. Key sensitive receptors will be identified which will include:
- Views from Blenheim Palace and the parkland, including from the Victory Monument, in the context of the designated view cone;
 - Views along the A44 road corridor, with particular focus on the context of the Site within the approaches to Woodstock;
 - Views from Upper Campsfield Road and Shipton Road corridors;
 - Views from the residential streets immediately to the west of the Site;
 - Views from the wider public right of way network to the south, including the setting of Bladon Conservation Area;
 - Views across the airfield to the east of the Site; and
 - Views from the wider public right of way network to the north, within the wider landscape setting of the Site and Woodstock.

Potential Significant Effects

- 10.8 The proposed development of land immediately to the east of Woodstock could have potential significant landscape or visual effects upon the following receptors:
- Landscape setting of the Blenheim Palace World Heritage Site (International significance)

- Landscape setting of the Roman villa SAM within the Site (National significance)
- Landscape setting of the listed buildings within the Blenheim Palace estate (National significance)
- District Wide character areas (Local significance)
- Woodstock and its setting (Local significance)
- The A44 streetscene (Local significance)
- Views from local public rights of way (Local significance)
- Views from the A44, A4095 and Shipton Way road corridors (Local significance)
- Residential amenity of properties on the south eastern edge of Woodstock (Local significance)

Proposed Methodology

- 10.9 The LVIA will review the landscape setting of the identified heritage assets, landscape character areas and viewpoints and assess the anticipated effect of the proposals upon the above receptors using the methodology below. The assessment will identify the sensitivity and susceptibility of the identified receptors, the considered magnitude of change in relation to each and the resultant significance of the effect.
- 10.10 The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Assessment Third Edition (2013) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). The methodology proposed to assess the proposed development takes on board the above guidance.
- 10.11 When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 10.12 The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

Baseline study for Landscape

- Define the scope of the assessment,
- Outline the planning policy context, including any landscape designations,
- Establish the landscape baseline through a Site visit and an assessment of published Landscape Character Assessments to identify the value of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Baseline study for Visual

- Define the scope of the assessment,
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.
- The location of the viewpoints will be agreed with WODC & CDC.

Project description

- 10.13 The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

Description of Effects

- 10.14 The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor. The assessment of effects is considered against the existing baseline character and visual appraisal, utilising the landscape character assessment and photographs associated with the visual assessment. Professional judgement will be applied to assess the magnitude of change and consequently the significance of the effect. Where appropriate, indicative visualisations based on the outline parameters layout, can be prepared to illustrate the proposals from agreed viewpoints.

- 10.15 This will identify whether the effects are:

- Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.
- Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.
- Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.
- Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.
- Cumulative effects - Additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

Significance of effects

- 10.16 A final judgment on whether the effects of the development are likely to be significant, as required by the Regulations will be made. The summary will draw out the key issues and outline the scope for reducing any negative/ adverse effects. Mitigation measures will be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.
- 10.17 A tree survey will be undertaken to assess potential impacts of the development proposals on trees so as to avoid and minimise potential impacts where possible or mitigate impacts if required.

- 10.18 Consideration will be given to the likely significant direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects resulting from the development and a description of the measures envisaged to prevent, reduce, and where possible offset any significant adverse effects on the environment.

11 GROUND CONDITIONS

Agricultural Land Quality

Key Considerations

- 11.1 The key consideration is the quality of the agricultural land on Site, and whether or not significant areas of the Site fall into the category of best and most versatile land (Grades 1, 2 3a). The impact of the development on the loss of the agricultural land will be considered.

Baseline

- 11.2 The Site is currently used for agriculture. As part of the Agricultural Land Classification (ALC), information about the Site will be collected, to include Site location and proximity to urban areas, slope, and soils data from published maps.

Potential Significant Effects

- 11.3 The key potential significant environmental effect is the presence and extent of the best and most versatile agricultural land; Government advice in the National Planning Policy Framework is that for significant development local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality.

Proposed Methodology

- 11.4 Defra have adopted a system of classifying agricultural land known as the Agricultural Land Classification of England and Wales (ALC).
- 11.5 The 'best and most versatile land' falls into grades 1, 2 and sub-grade 3a. Grade 1 land is excellent quality agricultural land, with few limitations on cropping. Grade 2 land is very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting; a wide range of agricultural and horticultural crops can usually be grown. Land in sub-grade 3a is good quality agricultural land capable of consistently producing moderate to high yields of a narrow range of arable crops.
- 11.6 Land in sub-grade 3b is of moderate quality capable of producing moderate yields of a narrow range of crops. Poor quality agricultural land is assessed as grade 4. Grade 5 land is very poor quality agricultural land. Government policy seeks to protect land in grades 1, 2 and 3a from development, when land in lower grades is available and is not constrained by other sustainability issues.
- 11.7 A detailed ALC will be undertaken. This will involve:
- Carrying out a desk study of published soils and geological information
 - Calculation of site specific climate data
 - Fieldwork to assess site and soil conditions
 - Assessment of soil wetness and drought risk as they affect the land quality
 - Work carried out in accordance with the 'ALC of England and Wales Revised Guidelines and criteria for grading and quality of agricultural land' DEFRA 1988
- 11.8 There are no currently recognised significance criteria which allow an assessment to be made if the loss of land is significant. Therefore, the criteria have been developed against compliance with previous policy. The criteria adopted are as follows:
- There should not be a significant loss of 'best and most versatile land'. Significant in this context means greater than 20ha. (There is little current guidance on what area of loss is considered significant, 20ha is the threshold

adopted by previous policies in Planning Policy Guidance Note 7 and the consultation threshold set out in the 'Town and Country Planning (General Development Procedure) Order' (1995) which requires Local Planning Authorities to consult Defra about any planning application that is not in accordance with the development plan, and would involve the loss of 20ha or more 'Best and Most Versatile Land'.)

- Where significant areas of 'Best and Most Versatile Land' are to be lost, there should not be areas of land of a lower quality available that are available and do not have other sustainability factors that would preclude their development.
- The loss of land should be necessary, in other words there should be a recognised need for the development.

Description of Construction Period Effects

- 11.9 The loss of land cannot be mitigated but a description of the crops grown and quality of the land will be used to determine the severity of the loss of the land to agriculture.

Mitigation measures

- 11.10 Project design and soil handling will influence the impact of development on the land and these factors will be considered to minimise the impact of the development.

Significance of Residual Effects

- 11.11 Consideration will be given to the likely significant direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects resulting from the development and a description of the measures envisaged to prevent, reduce, and where possible offset any significant adverse effects on the environment.
- 11.12 Based on land use and the results of the Agricultural Land Classification the construction of housing on this land will be assessed as of minor, moderate, major or severe significance.

Contamination

Key Considerations

- 11.13 The key considerations of the development are the potential effects on soil, geology and groundwater. An assessment will be undertaken to establish the current conditions of the Site in this respect, the sources, pathways and receptors on and around the Site and the level of significance of the effects of the development on them.
- 11.14 The potential presence of contaminated land and the possibility of mobilisation of contaminants during construction is also a key risk, which could have impacts on public health and/or water sources.

Baseline

- 11.15 The Site is currently used for agricultural purposes and is therefore green field land. The potential for contamination across the Site in this respect is low. The current groundwater conditions are unknown at this point and will be examined as part of the assessment. Interrogation of the British Geological Survey (BGS) geology of Britain viewer shows that the bedrock is mainly cornbrash formation with a section of forest marble formation, and the ground is clay and limestone. The Environment Agency on line maps show that the Site is not in any protection or vulnerable zones. The nearest landfill is a historic landfill at Hensington Railway Cutting to the north of the Site.

Potential Significant Effects

11.16 The potential for significant effects will be established through an assessment of the current ground conditions.

Proposed Methodology

11.17 A desk study or Preliminary Risk Assessment will be undertaken to assess the potential risks to soil and water quality. This will include:

- A review of current and historic land use on and surrounding the Site
- A summary of the geological and hydrogeological setting of the Site
- An assessment of the potential for contaminated soil or groundwater

11.18 Depending on the outcomes of the desk based assessment, further field work may be required which could include;

- An assessment of potential migration pathways within the saturated and unsaturated zones beneath the Site (pathways); and
- Consideration of the potential effects of contaminated land on human health, controlled waters and other sensitive receptors (receptors)
- Consideration of the potential for the development to pose a risk of polluting groundwater
- Development of suitable mitigation measures for any identified risks

12 ARCHAEOLOGY AND CULTURAL HERITAGE

Key Considerations

- 12.1 Potential cultural heritage impacts include the impact on buried archaeological deposits including a Scheduled Ancient Monument, built heritage and a designed landscape (the last two involving a World Heritage Site).

Baseline

- 12.2 Wholly contained within the proposal area is a Scheduled Ancient Monument (SAM). The SAM includes the buried remains of a Blenheim (or Begbroke) Roman villa and associated fields and paddocks, first identified in 1971 from aerial photography, subsequently confirmed by limited excavation in 1985. The County Heritage Environment Record (HER) confirms this. Other archaeological evidence from the area is rather limited but includes the finding of a small scatter of prehistoric worked flints within the Site.
- 12.3 Discovered from aerial photographs, the scheduled villa site has seen limited excavation which revealed well-preserved walls and other features, set within an enclosure complex, with the potential for floors to be preserved, but in fact relatively little is known about the extent of this complex and it may extend beyond the Scheduled Area. The Site is also crossed by the line of an earthwork thought to be related to the Ridgeway.
- 12.4 The proposal Site lies adjacent to Blenheim Park, a Grade I registered park on the English Heritage Register of Parks and Gardens of Special Historic Interest, the majority of which, along with Blenheim Palace constitutes a World Heritage Site (WHS).
- 12.5 The WHS principally consists of a medieval Royal hunting park, overlaid by Blenheim Palace (Vanbrugh and Hawksmoor, 1705-1712, 1716-c1725) erected as a national monument, and its contemporary gardens by Vanbrugh and Wise, comprehensively altered in turn by 'Capability' Brown 1764-74 who replanted the park and formed the lake.
- 12.6 The historic centre of Woodstock to the north-east is designated as a Conservation Area. The Site itself is not within the Conservation Area. There is no published assessment of its character or appearance, nor any published proposals for its preservation or enhancement. It is too distant to be affected by proposals for the Site.

Potential Significant Effects

- 12.7 There will be no damage to the assets themselves but their settings will be altered. The setting of the Roman Villa has altered over the approx 1500 years since its abandonment but there exists the potential for further investigation and future interpretation. The World Heritage Site is recognized by its Management Plan (2006) to be visually protected by its substantial boundary wall generally erected 1727-9 for this purpose.
- 12.8 Relevant sight lines will be taken into consideration. Most of the listed buildings in Woodstock and the WHS are not visible from the Site with the single exception of the group belonging to the 19th-century farm complex at The Cowyards (formerly Home Farm) to the west of the site.

Proposed Methodology

- 12.9 The planning application will be accompanied by an assessment of the significance of these known assets and the likely impact of the proposed development. Further assessment will be undertaken to establish the extent or existence of any unknown assets.

- 12.10 In light of the obvious potential for the proposals to have an adverse impact on the Scheduled Monument or its setting, and the possibility that there may be further unknown and therefore undesignated heritage assets within the Site, the assessment will include a desk-based element, and fieldwork.
- 12.11 An archaeological desk-based study has been carried out to assess the archaeological potential of the Site in order to inform the planning process and influence the design of the scheme. This consists of the examination of pre-existing information from a number of sources recommended by the Institute for Archaeologists paper 'Standards in British Archaeology' covering desk-based studies: historic and modern maps, the Oxfordshire Historic Environment Record, geological maps and any relevant publications or reports.
- 12.12 Information on the current state of preservation of the remains could be provided by non-intrusive or minimally intrusive investigations. A field evaluation has been requested by the county archaeological officer in accordance with National Planning Policy Framework paragraph 128 and local planning policies. A field evaluation by means of machine trenching is proposed with further fieldwork to be undertaken if significant archaeological deposits are encountered. The assessment also draw on the results of field evaluation, comprising both geophysical survey and trial trenching, in order to provide sufficient information to inform the planning process and if appropriate, to affect the design of the proposal so as to minimize its impact on significant heritage assets. The fieldwork will be conducted in accordance with written schemes of investigation agreed in advance with English Heritage and Oxfordshire County Archaeological Service.
- 12.13 The impact on the above ground assets and their settings will be assessed by an analysis of viewpoints to and from the World Heritage Site.
- 12.14 Consideration will be given to the likely significant direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects resulting from the development and a description of the measures envisaged to prevent, reduce, and where possible offset any significant adverse effects on the environment.
- 12.15 The significance of the effects of the development will be determined by combining the importance of identified receptors with the predicted magnitude of change and the assessment will identify measures to mitigate the effects where necessary.

13 ECOLOGY AND NATURE CONSERVATION

Key Considerations

- 13.1 Potential ecological impacts of the development are on international, national and local ecological site designations; protected, rare and valued species and their habitats; and the ecology of the locality.

Baseline

- 13.2 A desktop data search and an extended Phase 1 habitat survey of the Site were undertaken in June/July 2014. The walkover survey covered the identified Site (red line boundary), in addition to two arable fields and the playing field adjacent to the northern boundary of the Site.
- 13.3 The desktop data search was undertaken using publicly available and privately held information on protected habitats and species within a 2 km radius of the Site as recommended by Institute Environmental Management and Assessment's Guidelines for Baseline Ecological Assessment (IEMA, 1997). The assessment identified statutory and non-statutory designated sites adjacent to the Site:
- Blenheim Park Site of Special Scientific Interest (SSSI)
 - Shipton on Cherwell and Whitehill Farm Quarries
 - Bladon Heath
 - Woodstock Water Meadows
 - Bunkers Hill Quarry
 - Glyme and Dorn Valleys
 - Lower Cherwell Valley
 - Oxford Meadows Special Area of Conservation (SAC)
- 13.4 The search further highlighted the potential for protected and/or valued species within the Site: bat, badger, dormouse, nesting birds, barn owl, reptile and great crested newts. At the stage of survey not all baseline data was available for bats, badger or great crested newts.

Potential Significant Effects

Sensitive receptors

- 13.5 The following are the sensitive receptors which will be assessed within the Environmental Statement:
- Protected species and their habitats:
 - Bats
 - Badger
 - Barn owl (if found to be present)
 - Dormouse (if found to be present)
 - Nesting birds
 - Great crested newt
 - Reptiles
 - Hedgerows and trees
 - Grassland
- 13.6 The habitats above are to be scoped in due to the importance set out in national policy or regulation, and in local biodiversity plans.

Insignificant effects

- 13.7 The site walkover and desk study (BSG Ecology, July 2014) found no evidence of the following protected species and their habitats, and these therefore will not be assessed within the Environmental Statement:
- Otter – no suitable habitat;
 - Water vole – no suitable habitat;
 - White clawed crayfish – no suitable habitat; and
 - Saprophytic Invertebrates – no suitable habitat
- 13.8 It is not considered that there will be any direct significant effects on the Blenheim Park SSSI or the Oxford Meadows SAC. The Oxford Meadows SAC will be addressed by the Air Quality assessment.

Site preparation, Earthworks and Construction Phase

- 13.9 Using information gained at this time, ecological effects of likely significance include:
- Direct loss of species habitat
 - Direct loss of grassland, hedgerows and trees
 - Direct loss or displacement of species or individuals due to construction activities
 - Damage to habitats during construction including accidental pollution, discharge of materials, or intrusion into retained areas
 - Disturbance of species from construction including noise, lighting, moving machinery and the presence of people; and
 - Fragmentation of habitat links and loss of connectivity between existing areas of value.

Operational Phase

- Disturbance to species (i.e. bats) from increased levels of light
- Fragmentation of habitat links and loss of connectivity between existing areas of value; and
- Indirect loss or displacement of species or individuals during site operation as they are displaced from the newly developed area

Proposed Methodology

- 13.10 Assessment will be undertaken through desk-based and field based research.

Desk-based research

- 13.11 The following organisations have been consulted:
- Thames Valley Environmental Record Centre
 - Oxford Ornithological Society
 - Oxford Badger Group
- 13.12 The following agencies and organisations will be consulted:
- Natural England;
 - Woodstock Natural History Society;
 - Berks, Bucks and Oxon Wildlife Trust;
 - Oxford Bat Group; and
 - Oxford Mammal Group

Bat Roost Potential Buildings

- 13.13 An external and internal assessment of the buildings within the zone of influence will be carried out by a licenced bat ecologist in July 2014, in order to assess the potential for bat roosts to be present. Dependent upon the results of these surveys, further assessment of buildings may be required including bat emergence surveys. Analysis of results will be carried out in August 2014.

Bat Roost Potential Trees

- 13.14 The survey will be undertaken from ground level, using close focusing binoculars and an endoscope where appropriate. The trees were graded (negligible to high) for their suitability to support roosting bats, based upon the presence of features providing bat roost potential, such as cracks, splits and holes within the trunks of mature trees. Analysis of results will be carried out in August 2014. Where required, additional emergence and re-entry surveys will take place.

Bat Activity Surveys

- 13.15 A minimum of three activity surveys will be undertaken in the period July-September, two at dusk and one at dawn/dawn, to encompass all suitable habitats along the route corridor, including hedgerows, woodland and watercourses, to record the species and numbers of bats foraging within and commuting through the Site. Three static bat detectors have been positioned in three locations within the Site; along the woodland in the east of the Site, and along the hedgerow to the centre of Site. These surveys used ultrasound detectors and recorded any bat activity within range to identify which species of bat (if any) are present and identify any important foraging or commuting routes that will require suitable mitigation and enhancement to offset any impacts to these areas and the bat species using them.
- 13.16 Surveys are programmed for July, August and September with analysis being completed in October. All bat surveys are carried out in accordance with the Bat Survey; Good Practice Guidelines (Bat Conservation Trust, 2012).

Badger Survey

- 13.17 A badger walkover survey was carried out in July 2014 searching for signs of badger activity within the Site and its environs, where access is allowed, following the methodology outlined in Surveying Badgers (Harris, Creswell and Jefferies, 1991). Areas of suitable habitat, especially woodland and scrub, formed the focus of the survey. The aim was to detect key field signs including setts, latrines, paw prints, track-ways and hairs. Analysis of results will be carried out in August 2014.

Dormouse Survey

- 13.18 The scope of the dormouse survey was to assess the suitability of the woodlands and hedgerows on Site to support dormice and to install nest tubes and boxes throughout the Site to search for signs of dormouse presence including dormouse nests and dormice themselves. A nut search will also be undertaken in order to search for evidence of dormouse foraging activity. Adequate survey effort was determined using The Dormouse Conservation Handbook (Bright et al, 2006). Surveys of nest tubes will be carried out in July, August September, October and November. Analysis of results will be carried out in November 2014.

Nesting Birds

- 13.19 Characterisation of the Site for use by birds was carried out in on two occasions in July 2014. The surveys focused on recording information on the breeding bird community using the Site and nearby woodland edges. As this assessment is based on two, rather than three visits, such as those normally carried out as part of a breeding bird survey, the territory numbers should be treated with caution.

Great crested newt

- 13.20 Great crested newt has been recorded in two ponds located within the grounds of Marlborough Church of England School, Woodstock. One larger pond (NGR

SP45421695) is located to the north west of the school buildings and is 269 m north of the Site boundary. The pond is bordered to the west, south and eastern boundaries by school buildings with connectivity to suitable habitats located to the north. A second smaller pond is located within the grounds to the front of the main school buildings. The pond is 193 m north of the Site boundary and is separated by Shipton Road and school playing fields which are intensively managed. Records of the presence of great crested newts were provided by TVERC dated 2008.

- 13.21 There have been a number of developments within the area since 2008, and the great crested newt survey data for these developments will be sought and used to assess the potential impact of development activities within the Site (during Construction and Operational phase), which will be reported within ES. If the development of the Site will necessitate a European Protected Species Mitigation Licence, further surveys will be undertaken.

Ecological Assessment

- 13.22 The methodology for the detailed assessment will draw upon the Chartered Institute for Ecology and Environmental Management Guidelines for the Ecological Impact Assessment in the United Kingdom (CIEEM, 2006). References to legislation, government guidance and local development policy will be made accordingly.

- 13.23 The assessment will include:

- Identification of the likely zone of influence arising from the whole lifespan of the project
- Identification and evaluation of ecological resources and features likely to be affected
- Identification of the biophysical changes likely to affect valued ecological resources and features
- Assessment of whether these biophysical changes are likely to give rise to a significant ecological impact, defined as an impact on the integrity of a defined site or ecosystem and/or the Conservation status of habitats or species within a given geographical area, including cumulative impacts
- Refinement of the project to incorporate ecological enhancement measures, mitigation measures to avoid or reduce negative impacts, and compensation measures for any residual significant negative impacts
- Assessment of the ecological impacts of the refined project and definition of the significance of these impacts
- Provision of advice on the consequences for decision making of the significant ecological impacts, based on the value of the affected resource or feature; and
- Provision for monitoring and following up the implementation and success of mitigation measures and ecological outcomes, including feedback in relation to predicted outcomes.

- 13.24 The assessment will conclude by identifying the positive and negative ecological effects of the development proposal, their extent and severity, and if necessary will identify measures for mitigation.

14 SUMMARY

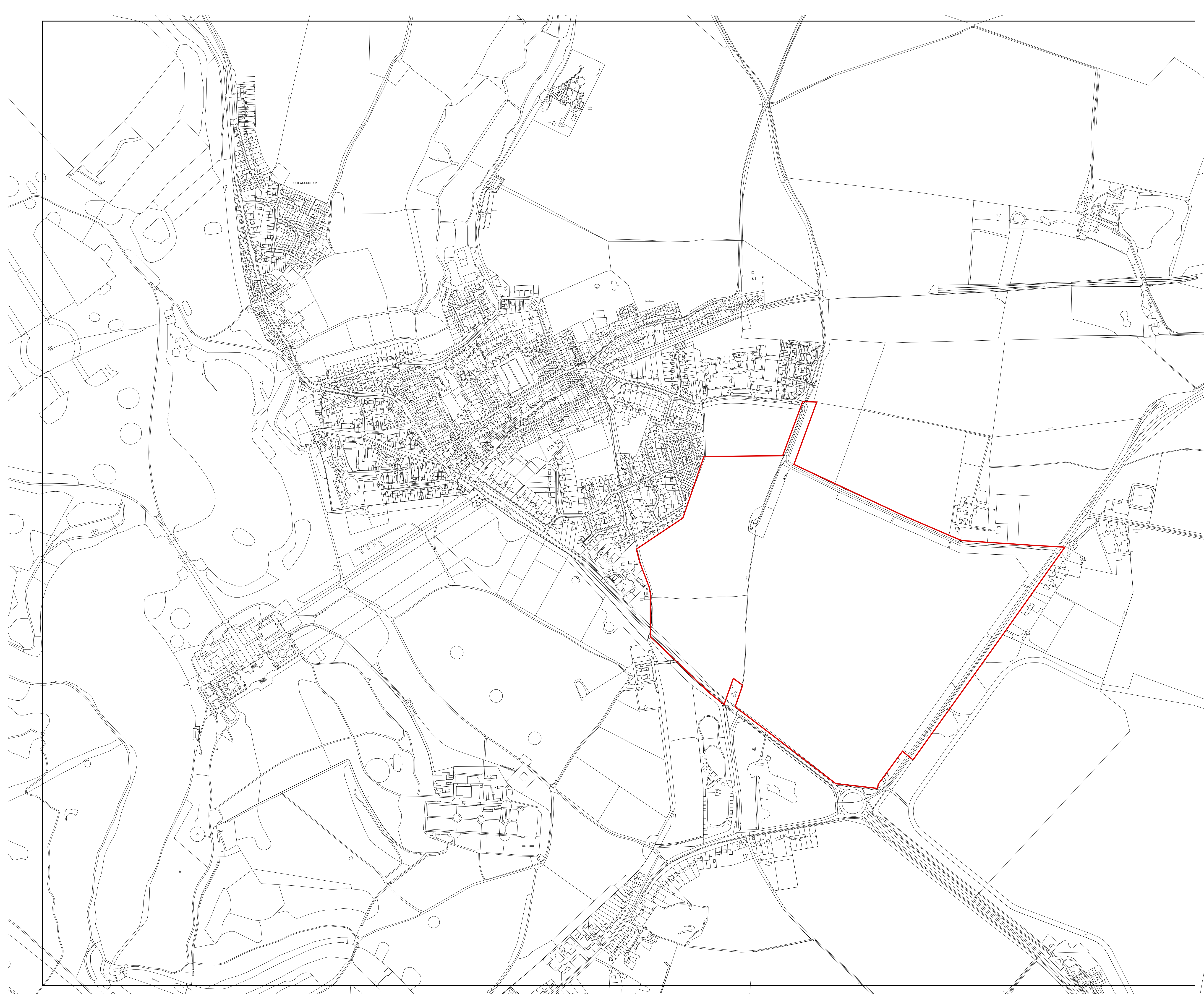
14.1 A summary of the proposed scope of the EIA is provided in this chapter.

Topic	Potential Effect	Scoped In	Scoped Out
Community, Social, Economic and Retail	<ul style="list-style-type: none"> • Potential increased demand on services and infrastructure • Potential increased workforce and demand for jobs • Increased demands for goods • Potential housing provision to support employment development arising out of the City Deal 	Yes	
Transport	<ul style="list-style-type: none"> • Potential for increased multi modal trip generation during both construction and upon operation • Potential for increased pedestrian activity upon operation • Potential for increased cyclist activity upon operation • Potential for increased uptake and demand for existing bus and rail services • Potential cumulative impacts on the road network from other residential and employment developments 	Yes	
Flood Risk, Drainage and Water Resources	<ul style="list-style-type: none"> • Potential impact on surface water drainage routes • Potential increased surface water runoff • Potential impact on water quality • Potential increased demand for water resources • Potential increased pressure on foul drainage network 	Yes	
Lighting	<ul style="list-style-type: none"> • Potential light spill and glare onto surrounding areas and setting of the Site • Potential conflict with adjacent London Oxford Airport 	Yes	
Air Quality	<ul style="list-style-type: none"> • Potential increase in dust, particulate matter, air pollution and vehicle exhaust emissions during the construction phase • Potential change in pollutant concentrations during the operational phase • Potential cumulative impacts from other residential developments 	Yes	

Noise and Vibration	<ul style="list-style-type: none"> • Potential increase in road traffic noise and construction traffic during the construction phase • Potential increase in road traffic noise during operational phase 	Yes	
Landscape and Visual Impact	<ul style="list-style-type: none"> • Potential impact on landscape setting of the World Heritage Site, Scheduled Ancient Monument, Blenheim Palace grounds, district wide character areas, views from public rights of way, the local street scene and residential areas 	Yes	
Ground Conditions	<ul style="list-style-type: none"> • Potential loss of agricultural land • Potential mobilisation of contaminants • Potential risk of polluting ground water resources 	Yes	
Cultural Heritage	<ul style="list-style-type: none"> • Potential impact on the setting of local and world heritage assets including the World Heritage Site, Scheduled Ancient Monument Blenheim Palace grounds, and Woodstock conservation area 	Yes	
Ecology	<ul style="list-style-type: none"> • Potential loss of species habitat or damage to habitats • Potential fragmentation or loss of connectivity between habitats • Potential loss or displacement of species • Potential disturbance to species 	Yes	

APPENDIX A

Site Location Plans



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Dimensions to be checked on site before work commences and any discrepancies reported to the Architect.

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C	08/14	Third Issue	IG	CIB
B	07/14	Second Issue	IG	CIB
A	07/14	First Issue	RB	CIB
Rev	Date	Revisions	Initials	checked

East Woodstock

Site Location Plan

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