

Table 10.12 Assessment of Operation Effects: Landscape Setting of Heritage Assets

Receptor	Location	Phase	Predicted impact	Magnitude of Effect – No mitigation	Significance of Effect – No mitigation	Mitigation	Residual Effect
<p>Landscape setting of Blenheim Palace World Heritage Site</p> <p>Very High sensitivity</p>	<p>The World Heritage Site extends to the west of the A44 as such the application site lies outside of the designation. It is considered however, that the A44 forms a key approach to the estate and as such forms part of the setting of the parkland.</p>	<p>Operation</p>	<p>Introduction of residential built form with associated private open space to the east of Woodstock. Established vegetation associated with the parkland will create a degree of separation between the proposals and the wider landscape setting of the World Heritage Site. The presence of this planting ensures that views of the palace are not available from the wider setting to the north.</p> <p>Direct;</p>	<p>Negligible / No change</p>	<p>Minor Neutral</p>	<p>The designation will not be directly affected by the proposals.</p> <p>High quality, appropriate layout that has been informed by detailed site surveys; implementation of comprehensive scheme of soft landscaping that will complement and reinforce the existing landscape framework and approaches to Woodstock which characterise the northern setting of the parkland. Incorporation of linear park landscape buffer along the southern boundary will set built form back from this boundary ensuring a degree of visual separation.</p>	<p>Moderate / Minor Neutral / Beneficial</p>

			Permanent				
<p>Landscape setting of Roman Villa SAM</p> <p>High sensitivity</p>	<p>The SAM is located within the application site.</p>	<p>Operation</p>	<p>Introduction of residential built form with associated private open space to the east of Woodstock. Established vegetation associated with the parkland will contain views of the site.</p> <p>Direct; Permanent</p>	<p>Medium</p>	<p>Moderate Neutral</p>	<p>The designation will not be directly affected by the proposals.</p> <p>High quality, appropriate layout that has been informed by detailed site surveys; implementation of comprehensive scheme of soft landscaping and network of green spaces will create a buffer around the SAM. The proposals will inevitably affect the wider perceived setting of the SAM, however, at a more localised and immediate level, it is considered that the proposed open space will allow increased public perception of the resource, which is not currently available, and ensure that the perceived setting is not dominated by built form.</p>	<p>Moderate Neutral</p>
<p>Landscape setting of Woodstock Conservation Area</p> <p>High sensitivity</p>	<p>The Conservation Area is located approximately 460m to the west of the site. The intervening</p>	<p>Operation</p>	<p>Introduction of residential built form with associated private open space to the east of Woodstock. Intervening built</p>	<p>Negligible/No Change</p>	<p>Minor Neutral</p>	<p>The designation will not be directly affected by the proposals.</p> <p>High quality, appropriate layout that has been informed by detailed site</p>	<p>Minor Neutral</p>

	<p>built form will ensure that the proposals do not directly affect this designation. However, it is acknowledged that the A44 forms a key approach to the designation from the south and as such forms part of the setting of the Conservation Area.</p>		<p>from to the east of the Conservation Area ensures that interaction between the proposals and the designation is limited. Proposals will be perceived on approaches to Woodstock from the east.</p> <p>Direct; Permanent</p>			<p>surveys; implementation of comprehensive scheme of soft landscaping that will complement and reinforce the existing landscape framework and approaches to Woodstock. Incorporation of linear park landscape buffer along the southern boundary will set built form back from this boundary ensuring a degree of visual separation. The proposed planting associated with the southern boundary will also enhance the parkland setting which characterises the approaches from the south east.</p>	
<p>Landscape Setting of Bladon Conservation Area</p> <p>High sensitivity</p>	<p>The Conservation Area is located approximately 800m to the south west of the site. The intervening built form will ensure that the proposals do not directly affect this designation. However, it is acknowledged</p>	<p>Operation</p>	<p>Introduction of residential built form with associated private open space to the east of Woodstock. Established vegetation associated with the parkland creates separation between the proposals and the Conservation Area. Proposals will be perceived on</p>	<p>Negligible</p>	<p>Minor Neutral</p>	<p>The designation will not be directly affected by the proposals.</p> <p>High quality, appropriate layout that has been informed by detailed site surveys; implementation of comprehensive scheme of soft landscaping that will complement and reinforce the existing landscape framework and approaches to Bladon from the north and east. Incorporation of linear park landscape buffer</p>	<p>Minor Neutral</p>

	that the A44 forms a key approach to the designation from the north east and as such forms part of the setting of the Conservation Area.		approaches to Bladon from the north. Direct; Permanent			along the southern boundary and south eastern corner of the site will set built form back ensuring a degree of visual separation from the adjoining road corridors.	
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